



Planning Director Staff Report Hearing on March 27, 2025

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

CONTRACTORS' SERVICE AND STORAGE YARD PLANNED DEVELOPMENT (PD) PERMIT, CASE NO. PL24-0100

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Planned Development (PD) permit for a Contractors' Service and Storage Yard that would not result in major alterations to the site nor the construction of any new structures (Case No. PL24-0100).
2. **Applicant/Property Owner:** Tim Finnigan, c/o: 1075 7th Street, L.L.C., 1072 Casitas Pass Road, Carpinteria, CA 93013
3. **Applicant's Representative:** Wade Lewis, c/o: Robert William Company, L.L.C., P.O. Box 1025, Santa Paula, CA 93061
4. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-5 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested PD permit.
5. **Project Site Size, Location, and Parcel Number:** The 6.97-acre project site is located at 815 Mission Rock Road, near the intersection of Mission Rock Road and Shell Road, near the city of Santa Paula, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers that constitutes the project site are 099-0-060-595 and 099-0-060-605 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Industrial
 - b. Zoning Designation: M3-10,000 sq. ft. (General Industrial, 10,000 square foot minimum lot area)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40 ac/MRP (Agricultural Exclusive, 40-acre minimum lot area/Mineral Resource Protection Overlay)	Agriculture (row crops) and one single family dwelling (ranch house) with ancillary structure/barns

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	M3-10,000 sq. ft.	Auto recycling and salvaged auto parts sales yard, one and two-story warehouse buildings with interior offices, outdoor storage of equipment and vehicles
South	M3-10,000 sq. ft.	Two story industrial warehouse building, outdoor storage of equipment and vehicles, and oil operation/tanks
West	AE-40 ac/MRP	Agriculture (row crops) and one warehouse/barn building

8. History:

The Mission Rock Road (MRR) Community, created in 1983, encompasses approximately 95 acres, and includes 21 separate Assessor's Parcel Numbers. Industrial uses have existed in this area for more than 50 years on land that was previously in agricultural use, primarily for pastures. Oil development began in mid-1950 with the first producing oil well secured in 1955. Also, in that period, extraction of sand and gravel in the Santa Clara riverbed commenced and, in 1959, an asphalt batch plant was approved in the area directly south of the current existing MRR Community. Within the MRR Community itself, the first permit for a vehicle wrecking yard was issued in 1962. Subsequently, more industrial uses were permitted in the 1960's and early 1970's. Currently there are 14 County-issued land use permits in the MRR Community for the following types of uses: vehicle wrecking yards; contractors' service and storage yards; an oilfield; an oil lease; a concrete products manufacturing plant; a kennel; and a recreational vehicle storage facility.

The following is a development and permit history specific to the subject site:

- July 21, 1959, CUP 960 was issued to Shell Oil Company for the construction of sumps for the receipt of oilfield saltwater waste. On February 9, 1960, the permit was transferred to Santa Clara Wastewater (SCWW). On June 28, 1989, VenVirotek, Inc. took control of the company.
- August 30, 1990, the Planning Commission approved CUP 960-1 for the addition of modern uniform conditions of approval to meet current State and local laws including those common to all permittees within the MRR Community. At that time, CUP-960 was given a 50-year permit with an expiration date of August 30, 2040.
- August 20, 1998, the County Planning Division issued Zoning Violation No. ZV87-027 to SCWW for the storage/stockpiling of solids for future asphalt recycling and cold mix asphalt operations and the addition of new equipment on-site without the required permits.

- October 29, 1998, SCWW entered into Compliance Agreement No. CA-7027 with the County Planning Division for abatement of the zoning violations listed in ZV87-027. The compliance agreement required SCWW to submit a CUP modification application to allow the previously unpermitted uses and equipment on the project site. Subsequently, the stockpiled solids were removed from the site.
- December 17, 2002, the Planning Division issued a follow-up zoning violation letter to SCWW for the construction of several structures and the construction of two treatment ponds without permits. Subsequently, the Planning Division recorded a Notice of Noncompliance on the property.
- February 2, 2006, SCWW applied for a major modification to CUP 960-1. The modification application (LU06-0011) requested legalization of all the existing permitted, existing unpermitted and proposed new equipment for the facility, thus abating all remaining violations.
- July 29, 2010, the Planning Commission approved a Major Modification (LU06-0011) to CUP 960-2, which authorized an upgrade to the SCWW facility. At that time, SCWW accepted, treated, and disposed of various types of non-hazardous waste. The project also authorized a change from an open aeration pond system to a closed tank vessel system, installation, and use of two office trailers (a 768 square foot sales office trailer and a 1,440 square foot office trailer) and nine new parking spaces. Twenty-eight existing parking spaces continued to be provided for SCWW.
- November 18, 2014, a chemical explosion and fire occurred at the SCWW facility due to the mixing of chemicals with incompatible materials in a vacuum truck. This incident resulted in the destruction of much of the project site's facilities, damage to nearby industrial buildings, and the loss of off-site agricultural crops. The explosion and fire also resulted in the destruction of a City of Santa Paula fire truck and injuries to City of Santa Paula emergency response personnel who suffered respiratory injuries from inhalation hazards generated by the incident. In response to the explosion and fire, the City of Oxnard indefinitely suspended the Industrial Wastewater Discharge Permit (WDP) that had allowed non-hazardous waste to be discharged from the facility to the City of Oxnard's Wastewater Treatment Plant (WWTP) via the existing 12-mile pipeline. This WPD subsequently expired on June 30, 2015, and to date, it has not been reinstated or renewed by the City of Oxnard.
- December 4, 2014, the Planning Director suspended the land use permit CUP LU06-0011, which authorized the operation of the wastewater treatment facility due to the November 18, 2014, incident and the facility's inability to operate without access to the discharge pipeline. Following the explosion in 2014, on April 20, 2015, SCWW requested and received approval for an Emergency Use Authorization (EUA) by the Planning Division for on-site clean-up and remediation activities caused by the fire and explosion, which included the involvement of

numerous local, state, and federal agencies. The clean-up and remediation activities required by the conditions of the EUA were successfully completed in 2018.

- July 10, 2015, SCWW submitted a permit modification application (Case No. PL15-0106) with the intention to reopen the facility and reinstate the use of the existing 12-mile pipeline for wastewater discharge to the City of Oxnard's WWTP. Since 2015, the proposed scope of work and prospective applicants of PL15-0106 have changed numerous times. The most current applicant, RI-NU Services, LLC., which had a contract with SCWW to use the property as a wastewater treatment facility, withdrew their permit modification application on July 28, 2023.

Subsequently, the Planning Division had communications with SCWW and its representatives about removal of equipment and structures on the site, and a possible voluntary termination of CUP LU06-0011. After several attempts to communicate by email and phone with SCWW's legal counsel to no avail, on January 3, 2024, the Planning Director notified SCWW by letter that he would be requesting that the Board of Supervisors revoke CUP LU06-0011.

While in the process of preparing this matter for hearing, the Planning Division was informed that the property changed ownership from SCWW to 1075 7th Street, LLC. as of February 29, 2024, under Trustee's Deed Upon Sale recorded in the County Recorder's Office on March 7, 2024, Document No. 2024000014800.

- August 10, 2015, the County Planning Division issued a Planning Violation (PV15-0020) to the property owner for unpermitted expansion of the SCWW facility beyond the approved boundaries set forth in CUP LU06-0011, required landscape having not been installed or properly maintained, and unpermitted construction of a free-standing business sign. Subsequently, the Planning Division recorded a Notice of Noncompliance on the property.
- March 26, 2024, at a noticed public hearing, the Board of Supervisors formally revoked CUP 960-2, as modified by LU06-0011 (Collectively, "CUP LU06-0011") via Case No. PL23-0121.
- April 16, 2024, the County Planning Division and Building and Safety Division, respectively, issued a zoning clearance (ZC24-0344) and building permit (BP24-01073) to the property owner authorizing the removal, demolition, or salvage of the remaining equipment, materials, and structures associated with the prior SCWW facility to partially abate Planning Violation Case No. PV15-0020.
- On September 10, 2025, the applicant, Tim Finnigan, c/o: 1075 7th Street, L.L.C. filed an application for a PD permit to use the subject site as a Contractors' Service and Storage Yard.

- 9. Project Description:** The applicant requests that a PD permit be granted to authorize a Contractors' Service and Storage Yard. The proposed storage yard would be located over all existing paved areas on the project site and behind existing perimeter fencing. Storage of equipment would not be located over any existing unpaved areas on the project site. The proposed project would also include installation of additional perimeter landscaping and hardscape improvements to allow for proper onsite water drainage conforming with the Ventura County Storm-Water Quality Program Post-Construction Storm-Water Management Plan. Equipment is proposed to be dropped off and picked up between the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. The facility would be closed Sunday. No buildings, other structures or grading are proposed, and no employees or persons would be onsite unless dropping off/picking up equipment. The existing oil and gas well within a fenced lease area, utility power poles, security lighting, security perimeter fencing, paved areas, business sign, and wastewater pipeline would be retained. The project is prohibited from using and accessing to the oil and gas well or the wastewater pipeline by the permittee or any future operator of the proposed Contractors' Service and Storage Yard.

The project site is currently vacant with no permitted use. Remaining ancillary equipment, materials, and structures from the previous use as a wastewater treatment facility shall be salvaged, demolished and/or completely removed as authorized by a zoning clearance (ZC24-0344) and building permit (BP24-01073), both issued by the County of Ventura on April 16, 2024.

Access to the project site would be provided by a Mission Rock Road, a private road, connecting to Pinkerton Road. The Ventura County Regional Sanitation District would continue to provide sewer service to the project site. Groundwater water would continue to be provided by the City of Santa Paula via United Water Conservation District (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The project involves a Contractors' Service and Storage Yard with minor landscape and drainage improvements and no proposed buildings or other structures. As mentioned in the project description above, all previous uses on the project site have been removed project site is currently vacant with no permitted use. Remaining ancillary equipment, materials, and structures from the previous use as a wastewater treatment facility shall be salvaged, demolished and/or completely removed, restoring the site to

meet current standards of public health and safety. The project thus qualifies for a Class 1 and Class 4 Categorical Exemption from environmental review pursuant to California Environmental Quality Act under Section 15301 (Existing Facilities) and 15304 (Minor Alterations to Land) of the CEQA Guidelines. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2.

Therefore, this project is categorically exempt pursuant to Sections 15301 and 15304 of the CEQA Guidelines and no further environmental review is required.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO.

Pursuant to the requirements of the Ventura County NCZO (Section 8105-5), the proposed use is allowed in the M3 zone district with the granting of a PD permit. Upon the granting of the PD permit, the proposed project will comply with the requirements of the Ventura County NCZO. Additionally, the site improvements to accommodate the proposed use are consistent with the development standards of the Ventura County NCZO, Section 8109-0 et seq. (Standards for all zones) and Section 8109-3.4 (Standards for M3 Zone).

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a PD permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed project is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D, and Exhibit 4 of this staff report, the finding that the proposed project is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed project is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1.b].**

The proposed project constitutes an industrial use in character with the other nearby industrial uses in the area. No development is be proposed and the use is not anticipated to conflict with the surrounding uses.

Based on the discussion above, this finding can be made.

3. The proposed development would not be obnoxious or harmful or impair the utility of neighboring property or uses [Section 8111-1.2.1.1.c].

The proposed project would be located on a lot that had been historically used for industrial uses and also surrounded by lots of similar uses. The issuance of a PD permit, and associated conditions of approval (Condition Nos. 4, 14, and 15, Exhibit 5) would ensure that the use would not be obnoxious, harmful, or impair the utility of the neighboring properties or uses. Additionally, the PD permit would be conditioned for compliance checks to be performed throughout the life of the permit ensuring that the project site is maintained in a neat and orderly manner (Condition Nos. 4 and 10, Exhibit 5).

Based on the discussion above, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1.d].

The proposed use as a Contractors' Service and Storage Yard would not be detrimental to the public interest, health, safety, convenience, or welfare. Proposed uses of Contractors' Service and Storage Yard would occur behind existing perimeter fencing and access would be limited to those individuals with equipment stored onsite between the proposed hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. Existing landscape would be retained, and additional perimeter landscaping would be installed to help screen the proposed storage yard from offsite viewpoints along Mission Rock Road and Shell Road.

Based on the discussion above, this finding can be made.

5. The proposed development will occur on a legal lot [Section 8111-1.2.1.1.f].

A Voluntary Lot Merger (VLM), Case No. PL25-0019 was submitted to the County for processing on March 14, 2025. The VLM proposes to merge the subject APN numbers (099-0-060-059 and 099-0-060-605) to one legal lot by deleting the interior bisecting lot lone resulting in the same configuration as previously approved by the County Surveyor's office in 2015 prior to the lot split. A condition of approval will be included with the PD permit to ensure the VLM is finalized and recorded with the Ventura County Clerk and Recorder's office, prior to issuance of a zoning clearance (Condition No. 18, Exhibit 5).

Based on the discussion above, this finding can be made.

6. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1.g].

As discussed in Section B (above), the proposed project qualifies for a categorical exemption under CEQA Section 15301 (Existing Facilities) and Section 15304 (Minor Alterations to Land).

Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), Ventura County NCZO (Section 8111-3.1). On March 14, 2025, the Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Santa Paula's Area of Interest. Therefore, on November 20, 2024 the Planning Division notified the City of Santa Paula of the proposed project and requested the City of Santa Paula to submit any comments that the city might have on the proposed project. As of the date of this staff report, no comments have been received.

Additionally, the project site is located within the Mission Rock Road Property Owners Association (MRR POA). On January 16, 2025, the Planning Division notified the MRR POA of the proposed project and requested the MRR POA to submit any comments that the association might have on the proposed project. As of the date of this staff report, no comments have been received.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15304 (Minor Alterations of Land) of the CEQA Guidelines;

3. **MAKE** the required findings to grant a PD permit pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** PD permit Case No. PL24-0100, subject to the conditions of approval (Exhibit 5); and,
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact John Kessler at (805) 654-2461 or john.kessler@ventura.org.

Prepared by:



John Kessler, Case Planner
Commercial and Industrial Permits
Ventura County Planning Division

Reviewed by:



John Novi, Manager
Commercial and Industrial Permits
Ventura County Planning Division

EXHIBITS

- | | |
|-----------|-----------------------------------|
| Exhibit 2 | Maps |
| Exhibit 3 | Site Plan |
| Exhibit 4 | General Plan Consistency Analysis |
| Exhibit 5 | Draft Conditions of Approval |



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 1-16-2025

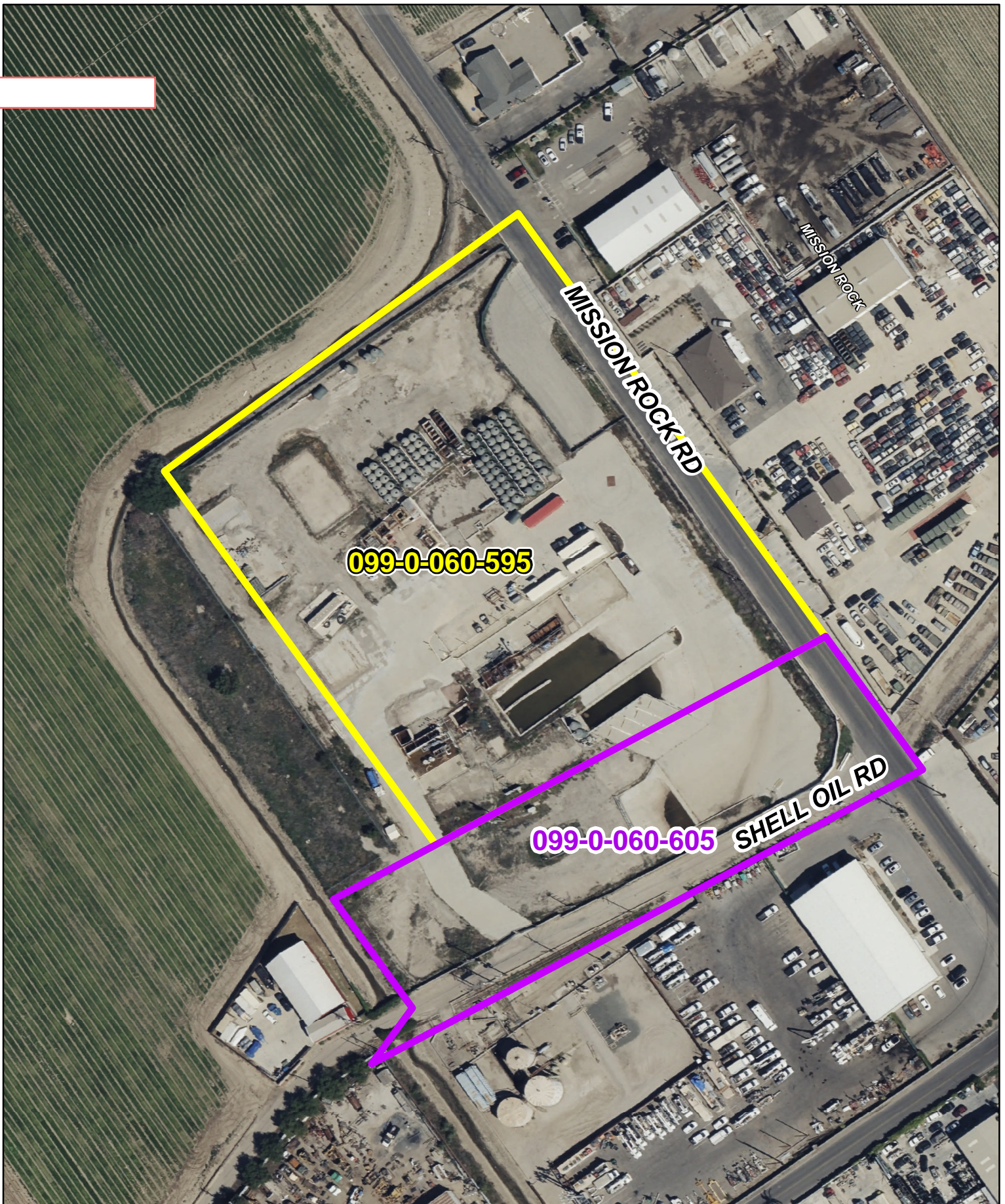


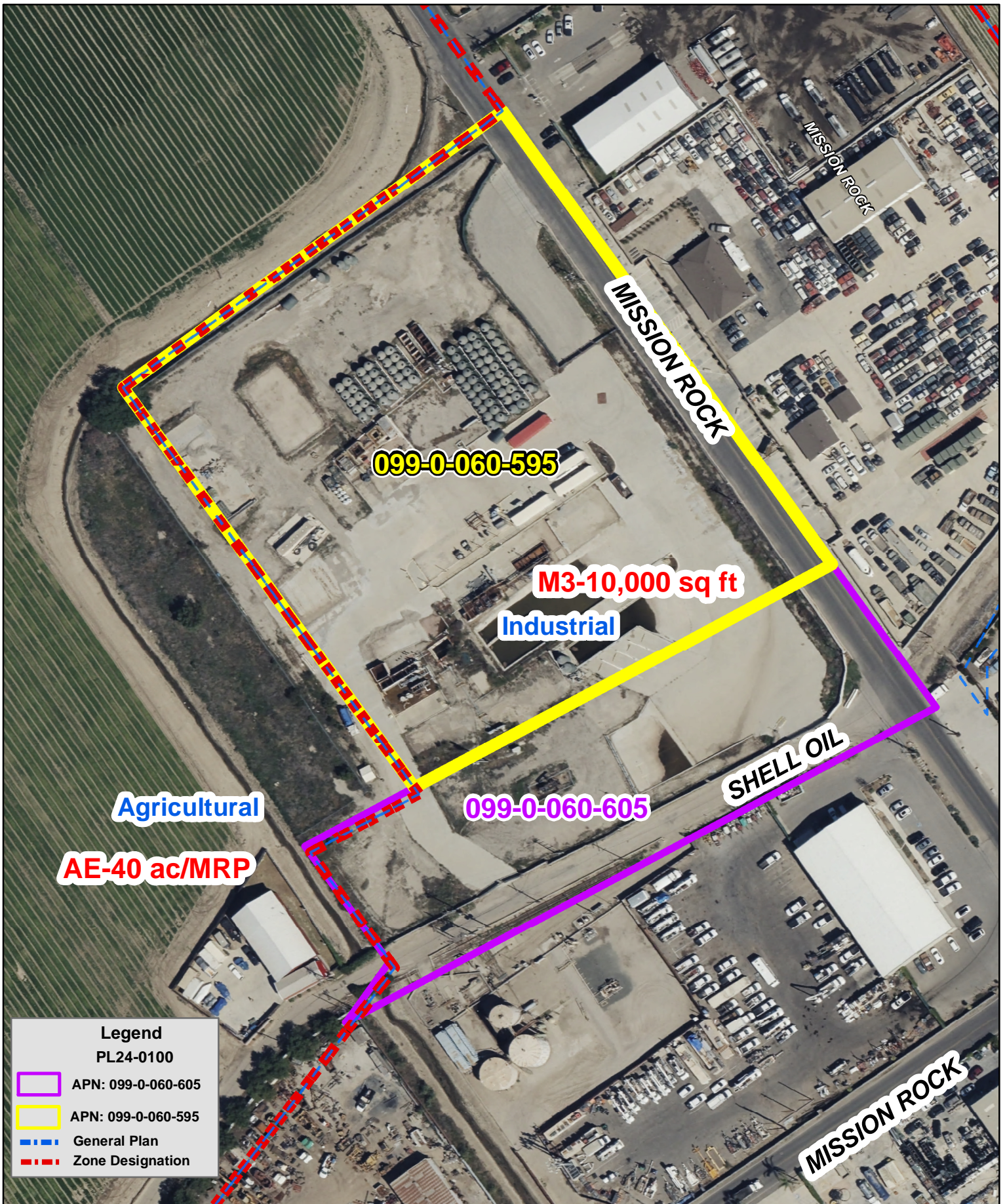
County of Ventura
Planning Director Hearing
March 27, 2025
Case No. PL24-0100
Exhibit 2 - Maps

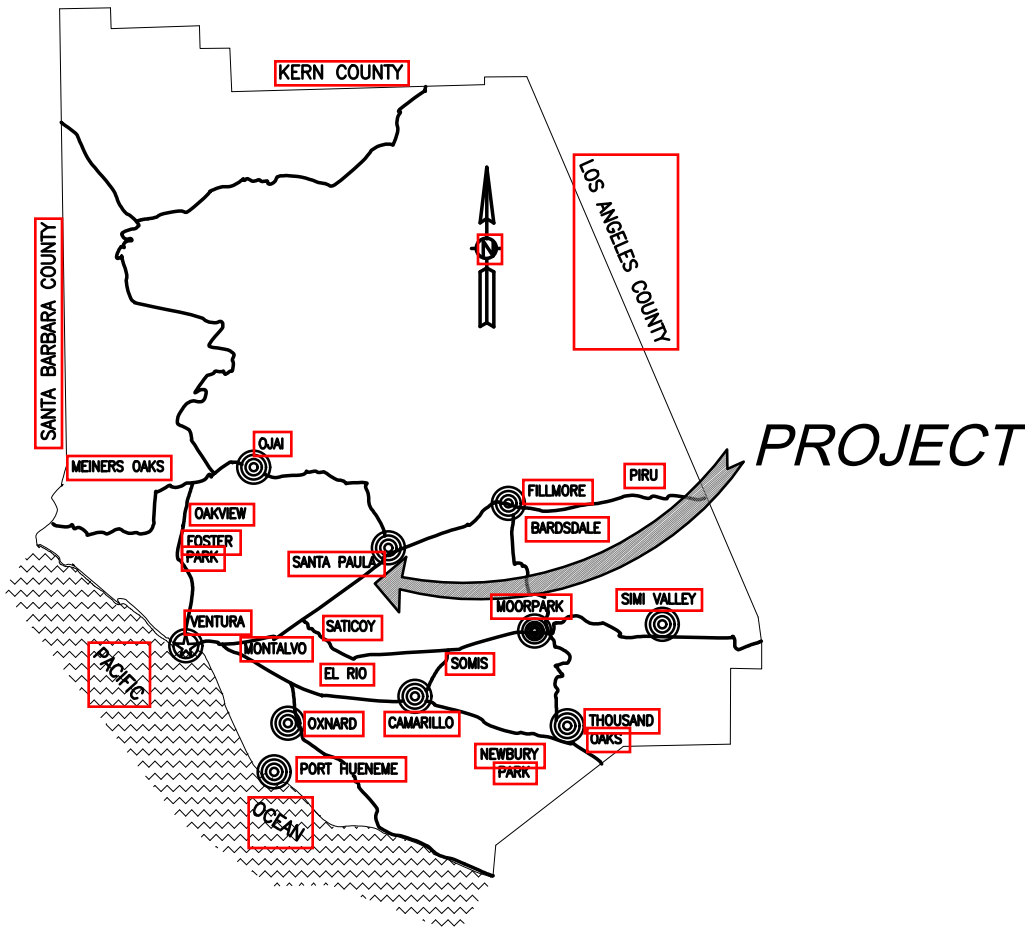
0 10,500 21,000 Feet

Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map nor decision involving a risk of economic loss or physical injury should be made in reliance thereon.

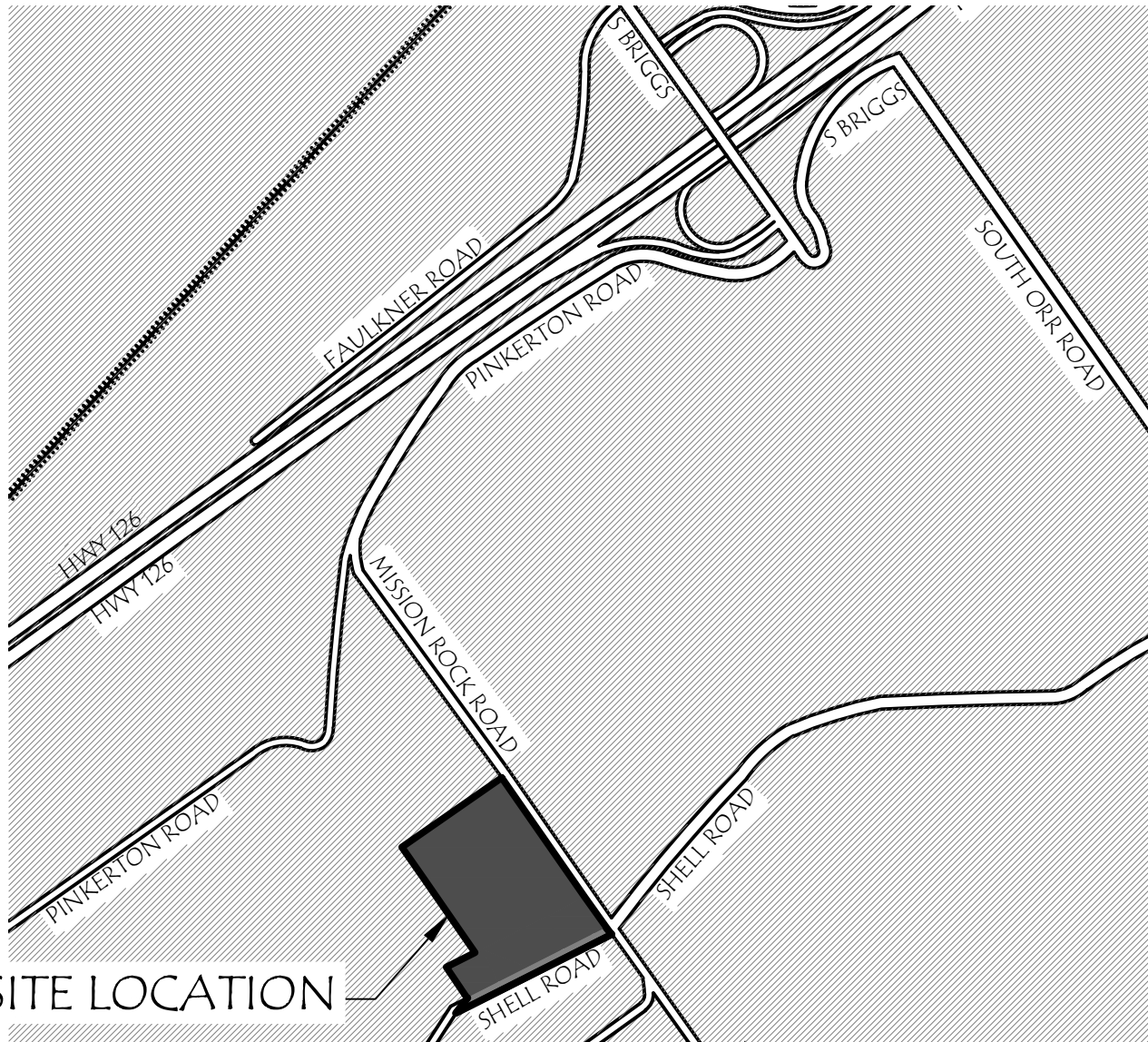




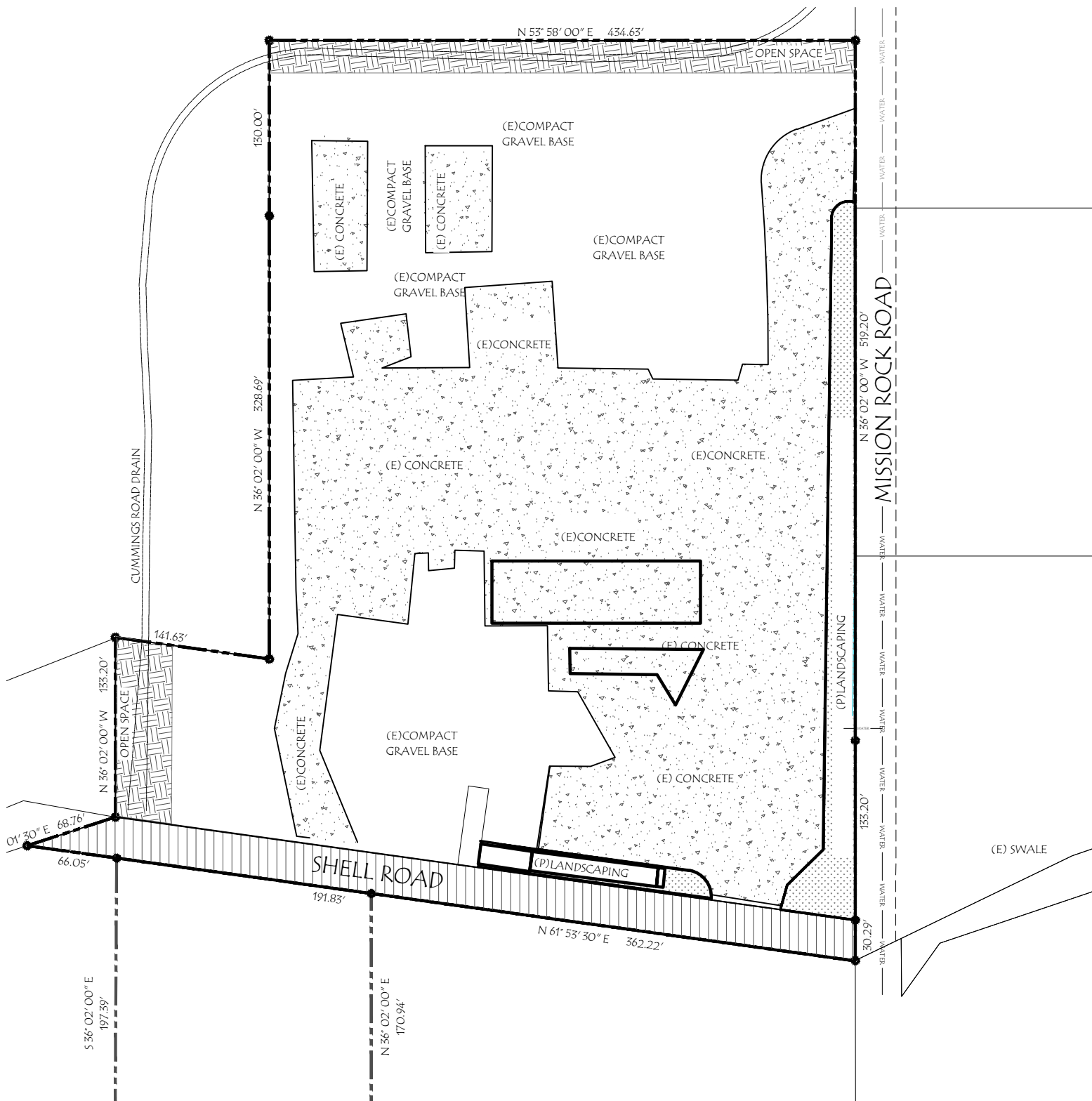




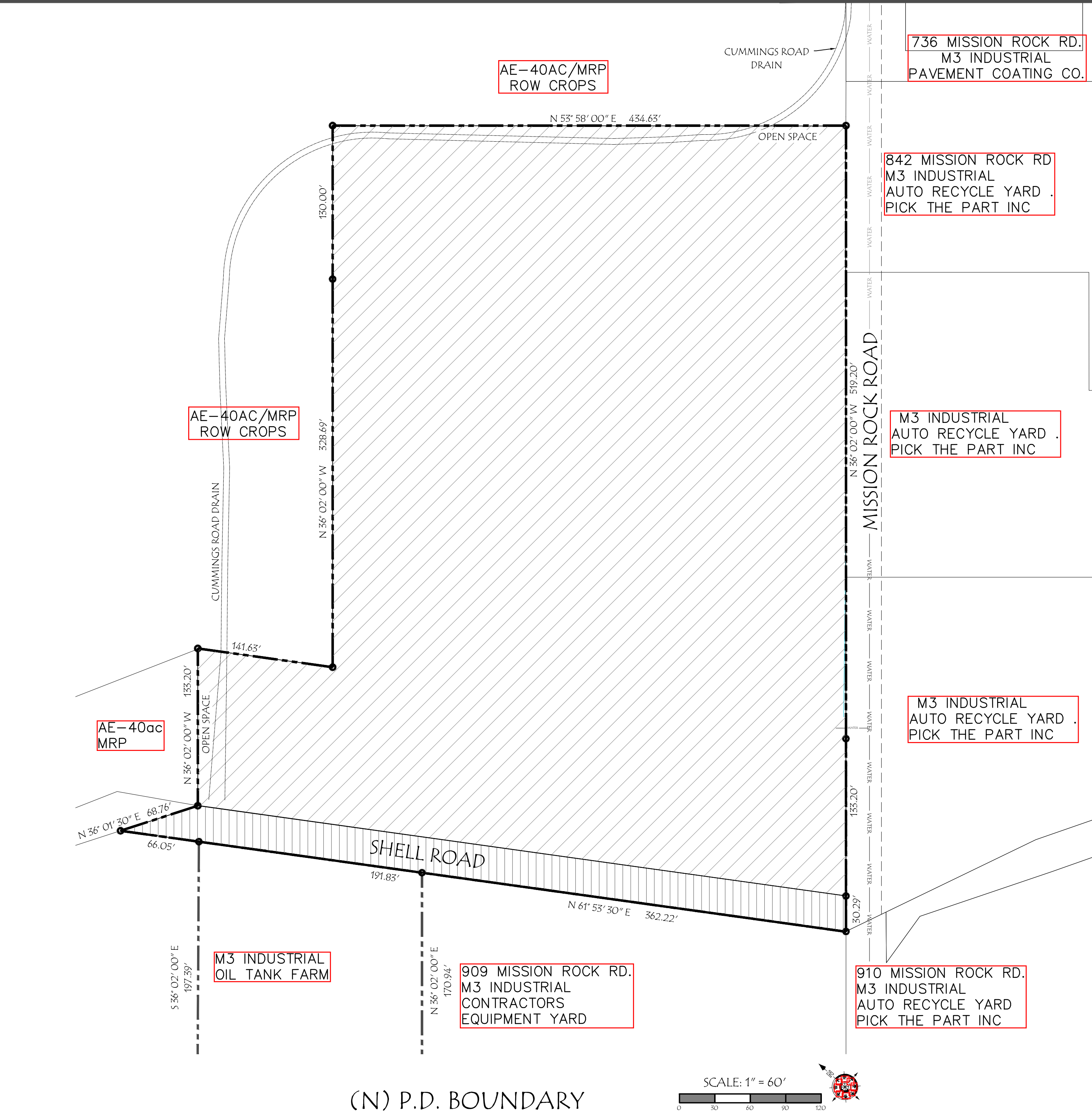
VICINITY MAP
N.T.S.



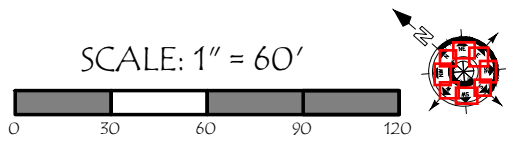
SITE LOCATION
VICINITY MAP
SCALE: 1" = 700'



SITE COVERAGE
SCALE: 1" = 100'



(N) P.D. BOUNDARY



LANDSCAPE ANALYSIS

TOTAL SITE AREA:	303,220 SQ. FT. (6.96 ACRES) GROSS 285,607 SQ. FT. (6.56 ACRES) NET
TOTAL PROPOSED P.D. AREA:	285,607 SQ. FT. (6.56 ACRES)
LANDSCAPE AREA REQUIRED:	14,280 S.Q. FT. (0.328 ACRES) 5% OF PERMIT AREA
PROPOSED LANDSCAPING (INCLUDING BIO-3 AREA):	30,550 SQ. FT. (0.70 ACRES) 11% OF PERMIT AREA

SITE COVERAGE

CURRENTLY THERE ARE NO BUILDING ON THE SITE OR INTENDED FOR THIS PERMIT.

COVERAGE MAXIMUM 50% PER VC GENERAL PLAN 09/2020	151,610 SQ. F.T (3.48 ACRES)
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IMPERVIOUS AREA ANALYSIS

TOTAL SITE AREA:	303,220 SQ. FT. (6.96 ACRES) GROSS, 285,607 SQ. FT. (6.56 ACRES) NET (PERMIT AREA) 17,613 SQ. FT. (0.40 ACRES) SHELL ROAD EASEMENT
IMPERVIOUS AREA (PAVING & COMPACTED BASE):	237,398 SQ. FT. (5.44ACRES) 83%

DRAWING SHEET INDEX

A1.0	TITLE SHEET, VICINITY PLAN, DRAWING INDEX, PD AREA
A2.0	EXISTING SITE PLAN
A3.0	PROPOSED SITE PLAN
A4.0	LANDSCAPE IRRIGATION PLAN
A4.1	LANDSCAPE PLANTING PLAN
A4.2	LANDSCAPE IRRIGATION DETAIL PLAN
A4.3	LANDSCAPE DETAIL
A4.4	LANDSCAPE SPECIFICATIONS
A5.0	FIRE ACCESS AND TRAFFIC FLOW PLAN
A6.0	PROPOSED DRAIN AND BMP PLAN

PROJECT DATA

APN:	099-0-060-565 6.96 ACRES (PER PMW NO. PL14-0101)
LEGAL LOT:	PARCEL A OF LLA PMW NO. PL14-0101 INSTRUMENT NO. 20150917-00139639
ZONING:	M3-10,000 , GENERAL INDUSTRIAL
COVERAGE:	MAXIMUM 50%
SETBACK:	10' FRONT
FEMA ;	ZONE AE, MAP # 06111C0778F, EFF. DATE 4/11/2024

PD BOUNDARY DATA

AREAS PER PL14-0101	
SITE GROSS AREA :	303, 220 SQ. FT. (6.96 ACRES)
SHELL ROAD EASEMENT:	17,613 SQ. FT. (0.404 ACRES)
SITE NET AREA (PROPOSED P.D.):	285,607 SQ. FT. (6.56 ACRES)

SCOPE OF WORK:

PERMIT USE FOR CONTRACTORS SERVICE AND STORAGE YARD.
INSTALL LANDSCAPING, VEGETATED SWALES AND INFILTRATION TRENCHES.
EXISTING SECURITY FENCING AND LIGHTING WILL BE UTILIZED. NO BUILDINGS OR GRADING ARE PROPOSED.

CONTACT INFORMATION

OWNER:	OWNER'S AGENT/ ENGINEER:
1075 7TH STREET, LLC TIM FINNIGAN 1072 CASITAS PASS RD., NO. 141 CARPINTERIA, CA 93013	ROBERT WILLIAM COMPANY LLC WADE LEWIS, P.E. PH.(805) 525-6400 ◊ F 805-933-8040 917 RAILROAD AVE. SANTA PAULA CA 93061
PLANNING CONSULTANT:	
J. RITTERBECK TRUE NORTH LAND USE CONSULTING (805) 448-8927 349 LOLA LANE, COTTONTOWN, TN 37048	

REVISIONS
25-0324

PLANNING SERVICES
GENERAL ENGINEERING
& BUILDING CONTRACTORS
R.W.G. LLC
SANTA PAULA CA Lic# 716695
TEL: 805-525-6400

1075 7TH STREET, LLC
CONTRACTORS STORAGE YARD
815 MISSION ROCK ROAD
SANTA PAULA, CA 93060
APN 099-0-060-565

TITLE SHEET
ZONING DATA
SHEET INDEX

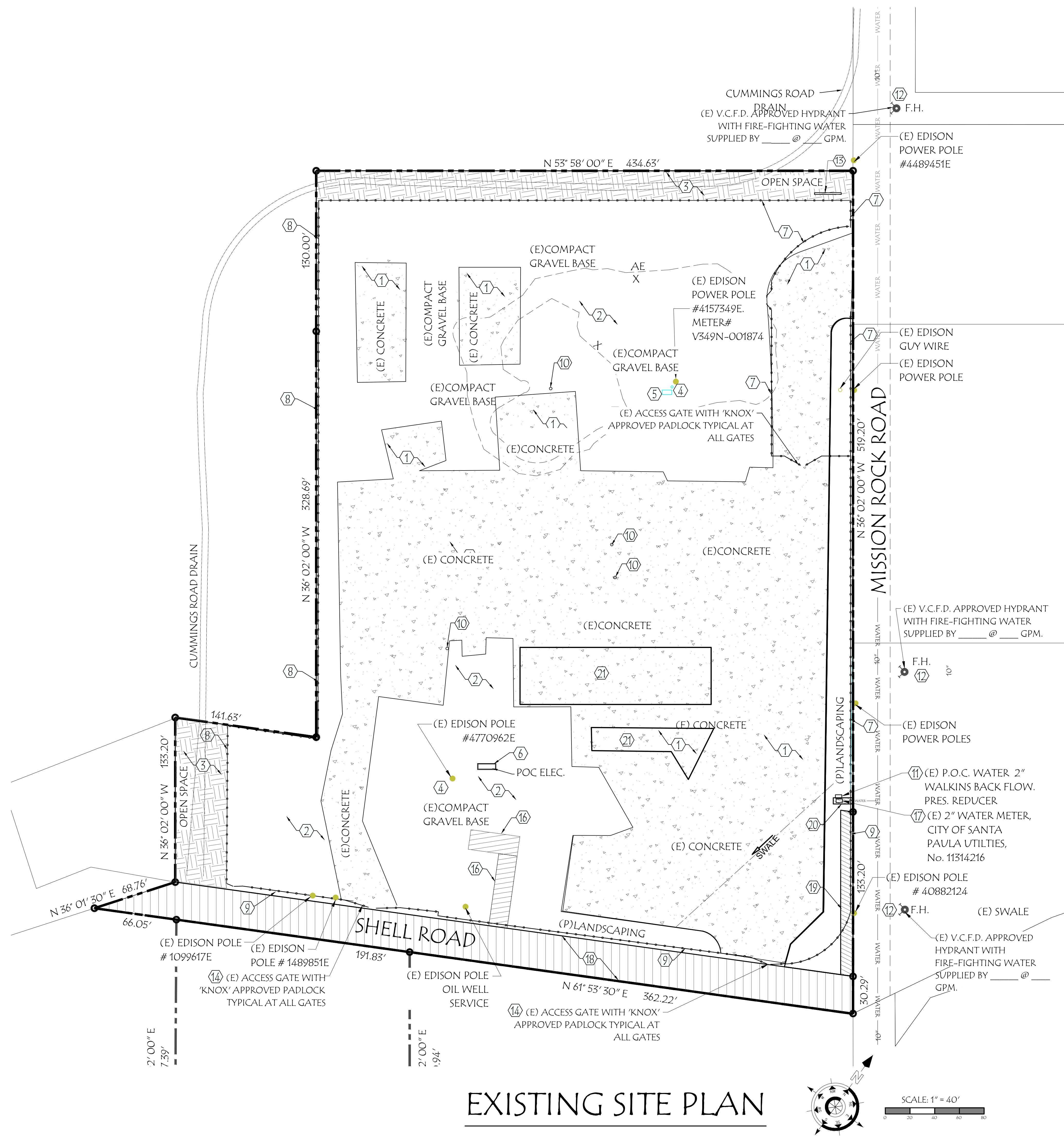
STAMP

DRAWN
W.L.
CHECKED
DATE
SEPT. 9, 2024
SCALE
AS NOTED
SHEET

A1.0

ELEVATION

PAD ELEVATION VARIES BETWEEN 192.2 IN THE SOUTH WEST CORNER TO 196.2 IN THE NORTHERLY PORTIONS OF THE PAD. THE PROPERTY MOSTLY SLOPES IN A SOUTH WEST DIRECTION TO THE CUMMINGS ROAD DRAIN.



LEGEND		
EXISTING STRUCTURES TO REMAIN		
1	(E) CONCRETE SLAB	
2	(E) COMPACTED BASE MATERIAL	
3	(E) OPEN SPACE, CUMMINGS ROAD DRAINAGE CHANNEL	
4	(E) ELECTRICAL SUPPLY POLE AND TRANSFORMER.	
5	(E) 800 AMP MAIN SERVICE	
6	(E) 400 AMP MSB	
7	(E) 7' CHAIN LINK SECURITY FENCING WITH SCREENING, EAST, NORTH SIDE OF SITE	
8	(E) 7' CHAIN LINK SECURITY FENCING WITHOUT SCREENING, WEST SIDE OF SITE	
9	(E) 7' SOLID METAL SECURITY FENCING, EAST AND SOUTH SIDE OF SITE	
10	(E) POLE LIGHT SECURITY LIGHTING	
11	(E) 2" WATER SERVICE, METER # 11314216 WITH BACK-FLOW / PRESSURE REDUCER, P.O.C.	
12	(E) V.C.F.D. APPROVED HYDRANT WITH FIRE-FIGHTING WATER.	
13	(E) SIGN WITH STREET ADDRESS TO REMAIN WITH NEW BUSINESS NAME	
14	(E) 20' MIN. WIDTH ACCESS GATE WITH V.C.F.D. 'KNOX' APPROVED PADLOCK TYPICAL AT ALL GATES.	
16	(E) OIL WELL WITH LONG TERM LEASE, DOC No. 20041209-0326578 EASEMENT AGREEMENT	
17	(E) 2" WATER METER, NUMBER 11314216, CITY OF SANTA PAULA UTILITIES	
18	(E) SHELL ROAD, 30' WIDE ROAD EASEMENT, BK 1777 PG 202 OF O.R.	
19	(E) 10' WIDE PIPELINE EASEMENT, INSTRUMENT No. 2004-0326583 OF O.R. (SHEET A2.0)	
20	(E) 5' WIDE WATER PIPELINE EASEMENT, INSTRUMENT No. 94-078994 OF O.R. (SHEET A2.0)	
21	(E) CONCRETE WASH OUT SLABS / LOADING DOCKS	
PROPOSED STRUCTURES		
N20	(N) LANDSCAPING PER SHEET A4.0	
N21	(N) BIO-3, VEGETATED SWALE PER SHEET A6.0	
N22	(N) INFILTRATION TRENCH PER SHEET A6.0	

LEGEND	
	(E) V.C.F.D. APPROVED HYDRANT WITH FIRE FIGHTING WATER
	SURFACE DRAINAGE FLOW DIRECTION
EXISTING	
	1 (E) CONCRETE SLAB
	2 (E) BASE MATERIAL
	3 (E) OPEN SPACE, CUMMINGS ROAD DRAINAGE CHANNEL
PROPOSED	
	N20 (P) LANDSCAPE AREA, PER SHEET A4.0.
	N21 (P) BIO-3, VEGETATED SWALE, PER SHEET A6.0
	N22 (P) INF-2, INFILTRATION TRENCH, PER SHEET A6.0

ELEVATION NOTE

PAD ELEVATION VARIES BETWEEN 192.2 IN THE SOUTH WEST CORNER TO 196.2 IN THE NORTHERLY PORTIONS OF THE PAD. THE PROPERTY MOSTLY SLOPES IN A SOUTH WEST DIRECTION TO THE CUMMINS DRAINAGE CHANNEL.

REVISIONS

PLANNING SERVICES
GENERAL ENGINEERING
& BUILDING CONTRACTORS

R.W.C. LLC

SANTA PAULA, CA LIC# 716695

TEL: 805-525-6400

1075 7TH STREET, LLC
CONTRACTORS STORAGE YARD
815 MISSION ROCK ROAD
SANTA PAULA, CA 93060
APN 099-0-060-565

EXISTING SITE PLAN

STAMP

DRAWN
W.L.

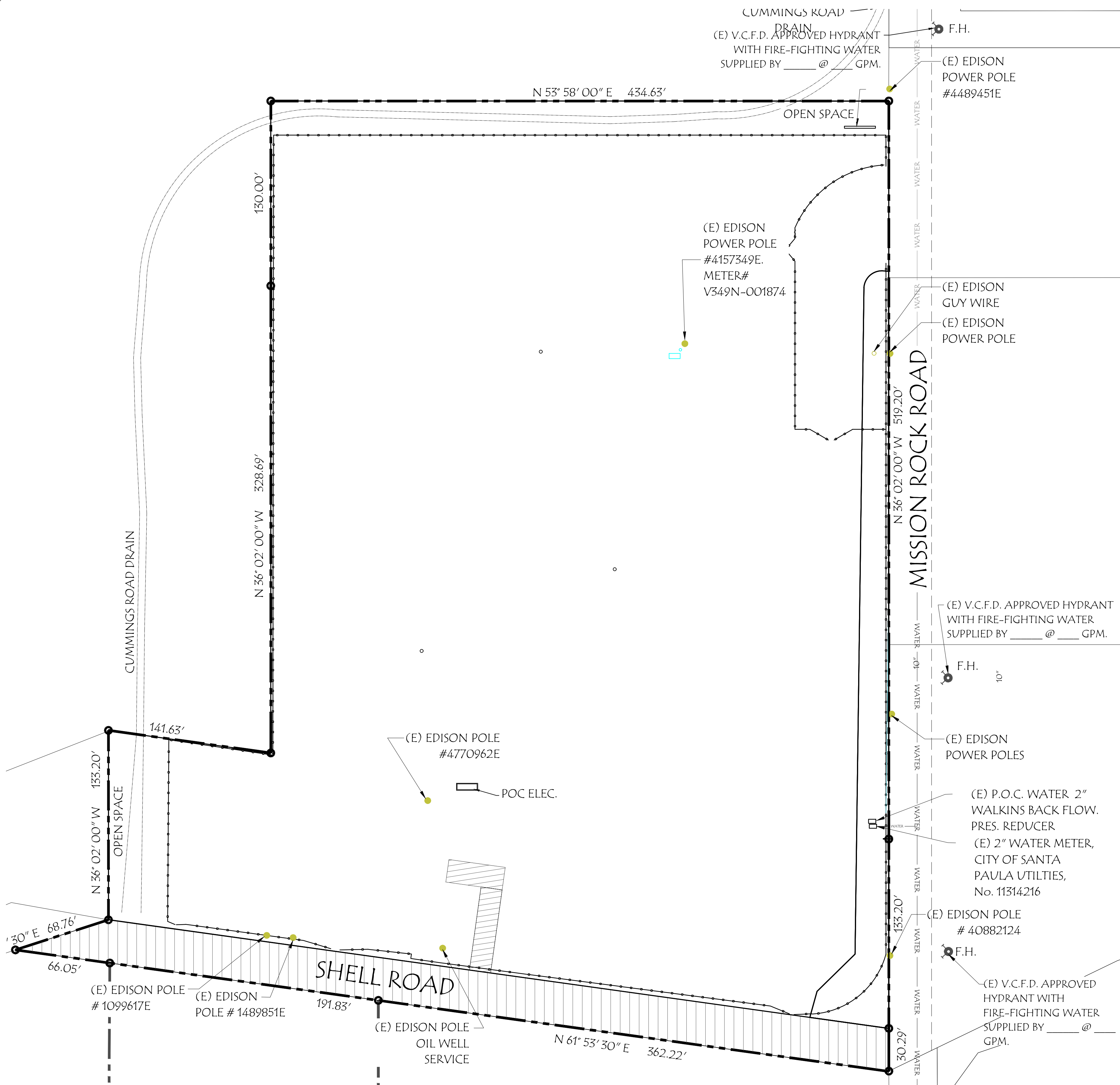
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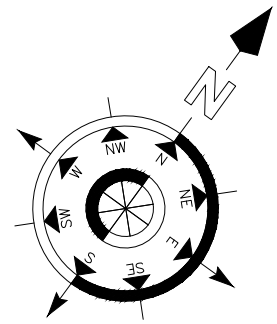
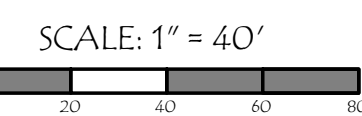
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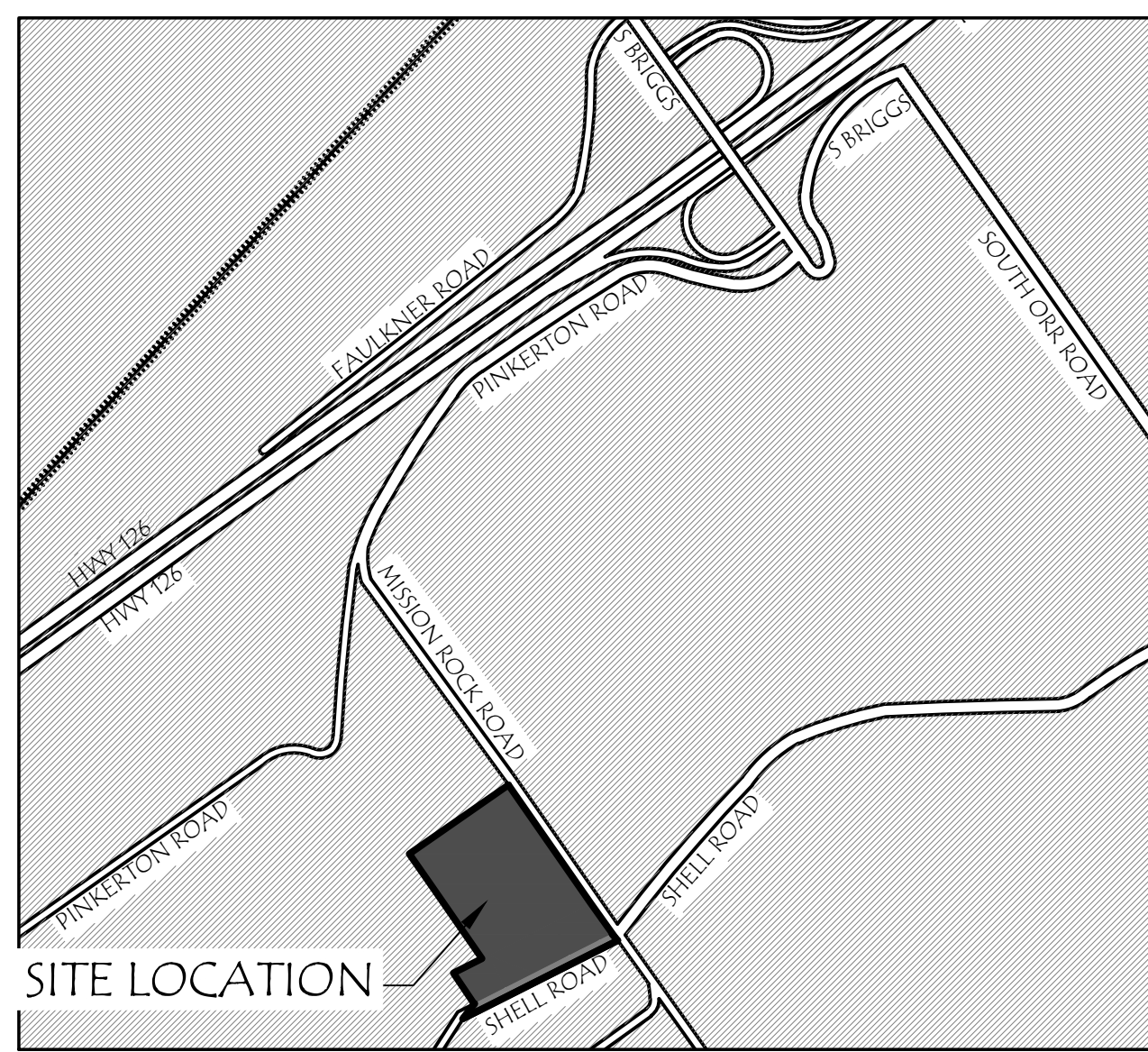
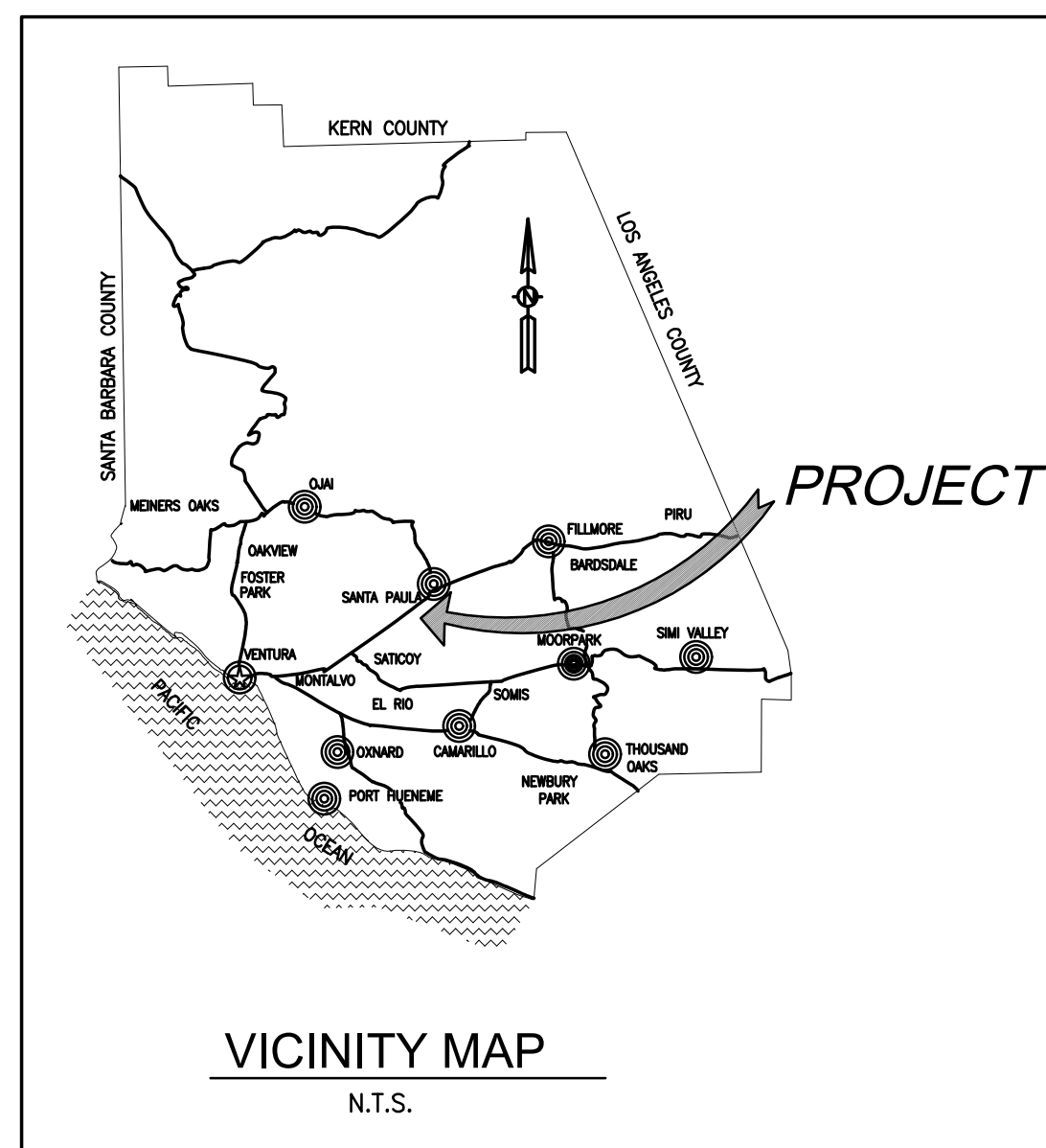
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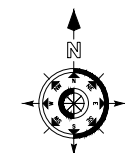
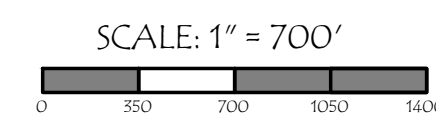
EXISTING UTILITY SITE PLAN



UTILITY COORDINATION



VICINITY MAP



PROJECT DATA

APN: 099-0-060-565 6.96 ACRES
(PER PMW NO. PL14-0101)

LEGAL LOT: PARCEL A OF LLA PMW NO. PL14-0101
INSTRUMENT NO. 20150917-00139639

ZONING: M3-10,000 , GENERAL INDUSTRIAL

COVERAGE: MAXIMUM 50%

SETBACK: 10' FRONT

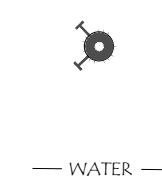
CONTACT INFORMATION

OWNER: 1075 7TH STREET, LLC
TIM FINNIGAN
1072 CASITAS PASS RD., NO. 141
CARPINTERIA, CA 93013

OWNER'S AGENT: ROBERT WILLIAM COMPANY LLC
PH.(805) 525-6400 • F 805-933-8040
917 RAILROAD AVE.
SANTA PAULA CA 93061

NOTE:
NO NEW WATER SERVICE IS NEEDED.

LEGEND



(E) V.C.F.D. APPROVED HYDRANT WITH FIRE FIGHTING WATER

(E) WATER MAIN CITY OF SANTA PAULA UTILITY DEPARTMENT

PLUMBING FIXTURE UNITS

EXISTING 5 HOSE BIBBS, NO BUILDINGS ARE PROPOSED.

FOR 5 HOSE BIBBS, THE FIRST ONE HAS A FIXTURE UNIT OF 2.5 WITH EACH ADDITIONAL HOSE BIBB RATED AT 1 FIXTURE UNIT FOR A TOTAL FIXTURE UNIT COUNT OF 6.5 FIXTURE UNITS.

REFERENCE CPC TABLE A 103.0

ELEVATION NOTE

PAD ELEVATION VARIES BETWEEN 192.2 IN THE SOUTH WEST CORNER TO 196.2 IN THE NORTHERLY PORTIONS OF THE PAD. THE PROPERTY MOSTLY SLOPES IN A SOUTH WEST DIRECTION TO THE CUMMINGS ROAD DRAIN.

DIAL TOLL FREE
1-800-227-2600
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING

IF NOT ONE INCH ON THIS SHEET,
ADJUST SCALES ACCORDINGLY

OWNER: 1075 7th STREET, LLC TIM FINNIGAN 1072 CASITAS PASS RD, #141 CARPINTERIA, CA 93013	TELEPHONE: SPECTRUM-CHARTER 2525 KNOLL DRIVE VENTURA, CA 93003 JOH PARRISH (805) 477-4435	CABLE TV: FRONTIER 119-121 N OJAI ST. SANTA PAULA, CA. 93060 (800) 921-8101	GAS: SOUTHERN CALIF. GAS. CO. 9400 OAKDALE AVE. CHATSWORTH, CA 91313 JACK RUSSO (818) 701-3228	SEWER & WATER: CITY OF SANTA PAULA PO BOX 569 SANTA PAULA, CA 93061 (805) 933-4212 EXT-0	ELECTRIC: SOUTHERN CALIFORNIA EDISON 10060 TELEGRAPH RD. VENTURA, CA 93004 WENDY NICHOLSON (805) 477-9557
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REVISIONS

1	

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APN 099-0-060-565

EXISTING SITE UTILITY
PLAN

STAMP

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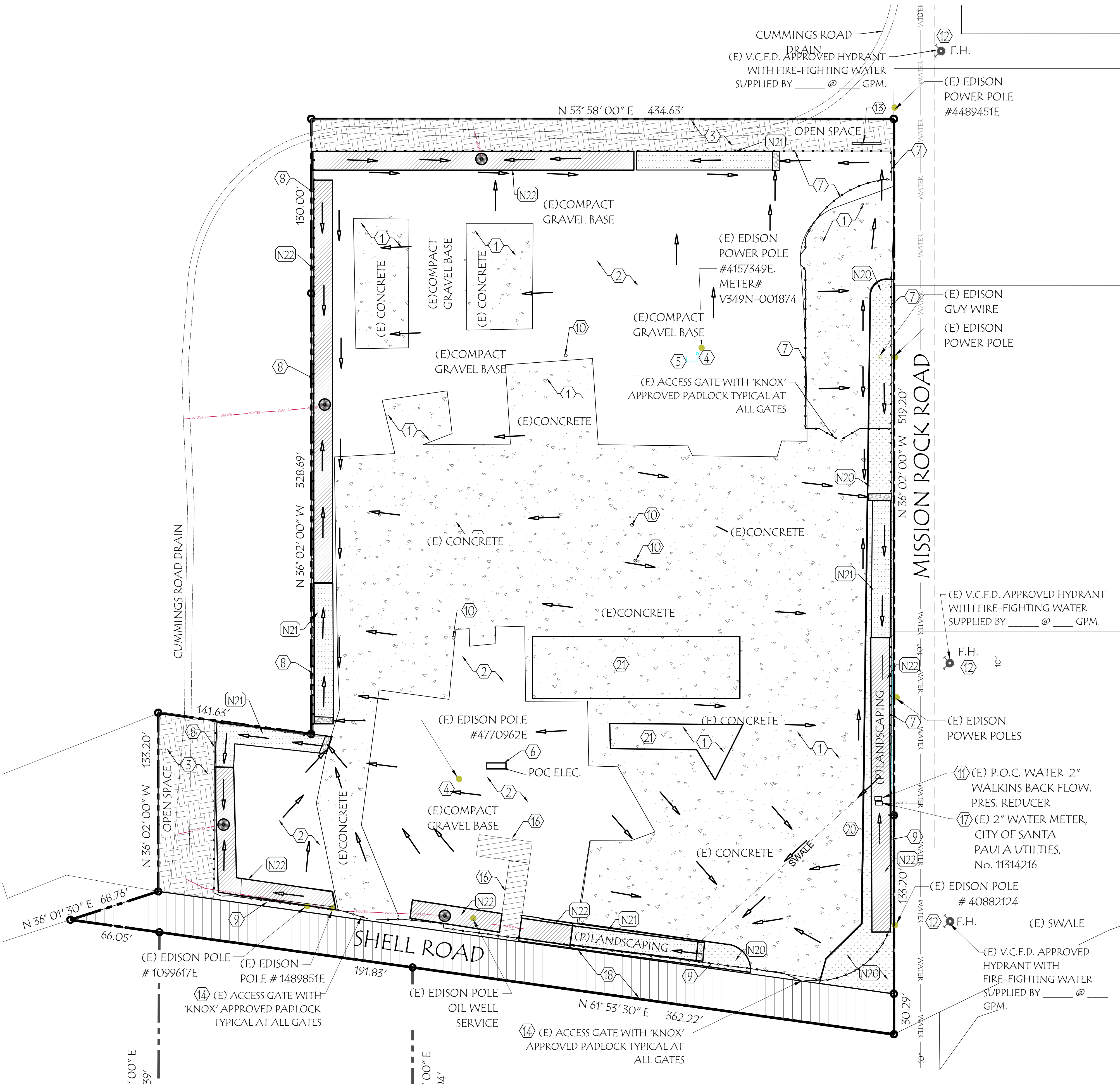
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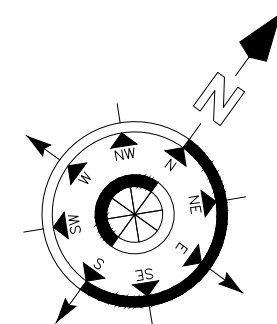
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A2.1



PROPOSED SITE PLAN

SCALE: 1" = 40'



LEGEND	
EXISTING STRUCTURES TO REMAIN	
1	(E) CONCRETE SLAB
2	(E) COMPACTED BASE MATERIAL
3	(E) OPEN SPACE, CUMMINGS ROAD DRAINAGE CHANNEL
4	(E) ELECTRICAL SUPPLY POLE AND TRANSFORMER
5	(E) 800 AMP MAIN SERVICE
6	(E) 400 AMP MSB
7	(E) 7" CHAIN LINK SECURITY FENCING WITH SCREENING, EAST, NORTH SIDE OF SITE
8	(E) 7" CHAIN LINK SECURITY FENCING WITHOUT SCREENING, WEST SIDE OF SITE
9	(E) 7" SOLID METAL SECURITY FENCING, EAST AND SOUTH SIDE OF SITE
10	(E) POLE LIGHT SECURITY LIGHTING
11	(E) 2" WATER SERVICE, METER # 11314216 WITH BACK-FLOW / PRESSURE REDUCER, P.O.C.
12	(E) V.C.F.D. APPROVED HYDRANT WITH FIRE-FIGHTING WATER.
13	(E) SIGN WITH STREET ADDRESS TO REMAIN WITH NEW BUSINESS NAME
14	(E) 20' MIN. WIDTH ACCESS GATE WITH V.C.F.D. 'KNOX' APPROVED PADLOCK TYPICAL AT ALL GATES.
16	(E) OIL WELL WITH LONG TERM LEASE, DOC No. 20041209-0326578 EASEMENT AGREEMENT
17	(E) 2" WATER METER, NUMBER 11314216, CITY OF SANTA PAULA UTILITIES
18	(E) SHELL ROAD, 30' WIDE ROAD EASEMENT, BK 1777 PG 202 OF O.R.
19	(E) 10' WIDE PIPELINE EASEMENT, INSTRUMENT No. 2004-0326583 OF O.R. (SHEET A2.0)
20	(E) 5' WIDE WATER PIPELINE EASEMENT, INSTRUMENT No. 94-078994 OF O.R. (SHEET A2.0)
21	(E) CONCRETE WASH OUT SLABS / LOADING DOCKS
PROPOSED STRUCTURES	
N20	(N) LANDSCAPING PER SHEET A4.0
N21	(N) BIO-3, VEGETATED SWALE PER SHEET A6.0
N22	(N) INFILTRATION TRENCH PER SHEET A6.0

LEGEND	
	(E) V.C.F.D. APPROVED HYDRANT WITH FIRE FIGHTING WATER
	SURFACE DRAINAGE FLOW DIRECTION
	3' x 3' STORM DRAINS
	10" HDPE UNDERGROUND STORM DRAIN @ 0.5% SLOPE
EXISTING	
	1 (E) CONCRETE SLAB
	2 (E) BASE MATERIAL
	3 (E) OPEN SPACE, CUMMINGS ROAD DRAINAGE CHANNEL
PROPOSED	
	N20 (P) LANDSCAPE AREA, PER SHEET A4.0.
	N21 (P) BIO-3, VEGETATED SWALE, PER SHEET A6.0
	N22 (P) INF-2, INFILTRATION TRENCH, PER SHEET A6.0

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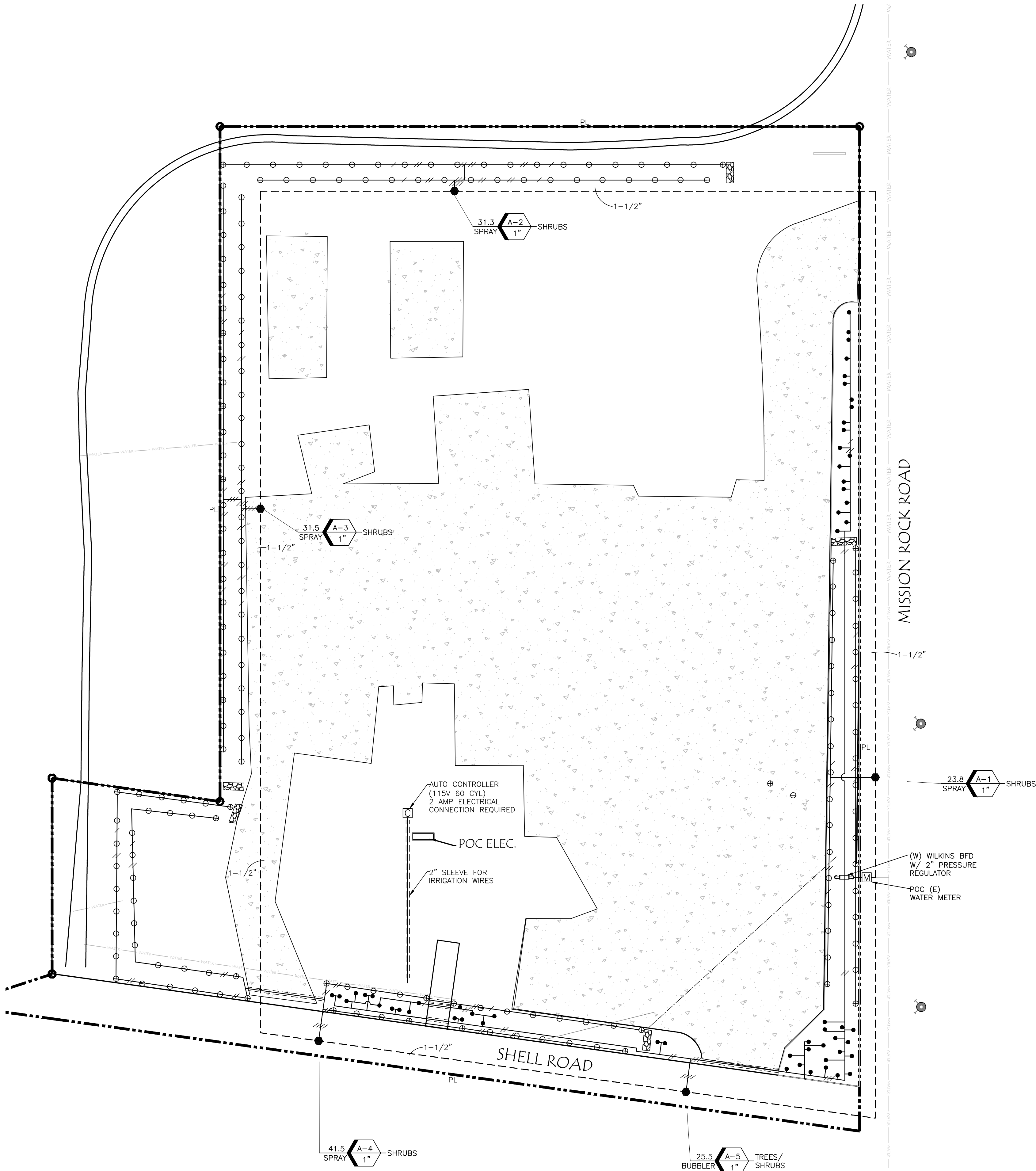
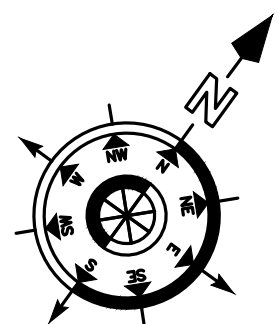
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IRRIGATION PLAN

SCALE: 1" = 40'



IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL / REMARKS
=====	SLEEVING	PACIFIC PLASTICS	SCH. 40 PVC - 3 PIPE SIZES LARGER THAN THE PIPE TO BE SLEEVED - 24" BELOW GRADE
=====	MAINLINE	PACIFIC PLASTICS	FOR SIZES 1-1/2" AND SMALLER - SCH. 40 PVC - SOLVENT WELD - 24" BELOW GRADE
=====	LATERAL	PACIFIC PLASTICS	SCH. 40 PVC - 3/4" & LARGER - SOLVENT WELD - 12" BELOW GRADE
=====	REDUCED PRESSURE BACKFLOW W/ PRESSURE REGULATOR	2" WILKINS	EXISTING - ON (E) BACKFLOW DEVICE
[M]	IRRIGATION ONLY WATER METER	UNKNOWN	1" SIZE - INSTALL PER CITY PUBLIC WORKS STANDARDS
[C]	AUTO CONTROLLER	HUNTER	MODEL PCC600 - WALL MOUNT
●	REMOTE CONTROL VALVE	RAINBIRD	PESB SERIES - 100-PESB - IN A GREEN RECTANGULAR VALVE BOX

Q	T	H	TT	TQ	F				PSI	RAD	GPM	GPM	GPM	GPM	GPM	GPM
⊕									30	13-21	0.43					
⊖									30	13-21			0.77			
									30	1						0.50

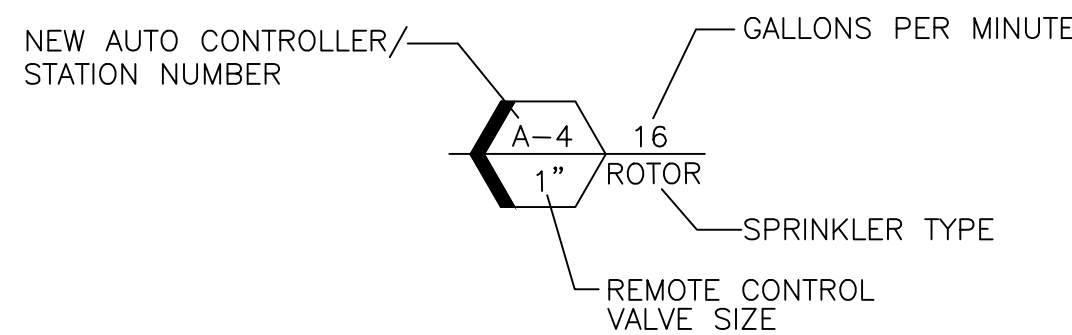
IRRIGATION CALCULATIONS

DESCRIPTION	A-3 8.3 GPM	A-5 8 GPM
AVAILABLE STATIC WATER PRESSURE	60.0 PSI	60.0 PSI
LOSS @ 1" WATER METER	- 1.2 PSI	- 1.2 PSI
LOSS FROM METER TO 1" PRESSURE VACUUM BREAKER	- 0.1 PSI	- 0.1 PSI
LOSS 1" PRESSURE VACUUM BREAKER	- 5.0 PSI	- 5.0 PSI
LOSS @ REMOTE CONTROL VALVE	- 1.1 PSI	- 0.8 PSI
LOSS REMOTE CONTROL VALVE TO LAST HEAD	- 1.6 PSI	- 1.6 PSI
LOSS THROUGH SYSTEM PIPE FITTINGS	- 2.3 PSI	- 2.0 PSI
PRESSURE LOSS DUE TO ELEVATION CHANGE	- 0.0 PSI	- 0.0 PSI
TOTAL FRICTION LOSS FROM POINT OF CONNECTION	-11.3 PSI	-11.0 PSI
AVAILABLE WATER PRESSURE AT POINT OF CONNECTION	60.0 PSI	60.0 PSI
OPERATING WATER PRESSURE	48.7 PSI	49.0 PSI

IRRIGATION NOTES

IRRIGATION SYSTEM IS SHOWN DIAGRAMATICALLY.
ALL IRRIGATION WILL BE INSTALLED IN LANDSCAPE AREA

NEW REMOTE CONTROL VALVE
INSTALLED ON NEW MAINLINE KEY



IRRIGATION SLEEVING SCHEDULE

ALL SLEEVES TO BE INSTALLED 24" BELOW GRADE

MAINLINE OR / LATERAL PIPE SIZE	SLEEVE SIZE REQUIRED
3/4" SCH. 40 PVC / CLASS 200 PVC	1-1/2" SCH. 40 PVC
1" SCH. 40 PVC / CLASS 200 PVC	2" SCH. 40 PVC
1-1/4" SCH. 40 PVC / CLASS 200 PVC	2-1/2" SCH. 40 PVC
1-1/2" SCH. 40 PVC / CLASS 200 PVC	3" CLASS 200 PVC
2" CLASS 315 / CLASS 200 PVC	4" CLASS 200 PVC
2-1/2" CLASS 315 / CLASS 200 PVC	4" CLASS 200 PVC
3" CLASS 315 / CLASS 200 PVC	6" CLASS 200 PVC
4" CLASS 315 / CLASS 200 PVC	6" CLASS 200 PVC

LINE LEGEND

---	3/4"
---	1"
---	1-1/4"
---	1-1/2"

MAXIMUM APPLIED WATER ALLOWANCE CALCULATIONS

MAWA = (ETo x 0.45 x Land. Area x 0.62)
ETo = reference evapotranspiration of Camarillo of 46.1 (inches per year)
0.45 = evapotranspiration adjustment factor (standard number)
Land. Area. = total square feet of landscape area for the site
0.62 = conversion factor (to gallons per square foot)

PROJECT SITE - MAWA = (61.4 x 0.45 x 30,530 x 0.62) = 522,997 G.P.Y.

ESTIMATED APPLIED WATER USE FORMULA

EAWU = (ETo) x (.62) (PF x Land. Area)
IE
ETo = reference evapotranspiration of Camarillo of 46.1 (inches per year)
0.62 = conversion factor (to gallons per square foot)
PF = plant factor from WUCOLS
LA = landscaped area covered by sprinkler valve (sq. ft.)
IE = irrigation efficiency (0.81 drip irrigation)
IE = irrigation efficiency (0.75 over head irrigation)

Shrub Overhead Spray - Low Water Use
EAWU = (61.4) x (.62) (.3 x 30,530) = 464,886 gallons per year
.75

Total estimated applied water use for this site = 464,886 gallons per year

WATER USE SUMMARY FOR PROJECT SITE

Maximum Allowable Water Allocation (MAWA) for this site = 522,997 Gallons Per Ye
Total Estimated Applied Water Use (EAWU) for this site = 464,886 Gallons Per Year

This project is below the Maximum Allowable Water Allocation by 58,111 G.P.Y.

REVISIONS

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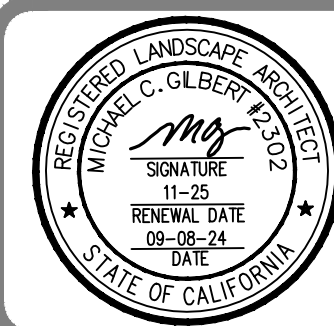
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SANTA PAULA, CA 95060
APN 099-0-060-565

IRRIGATION PLAN



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W.L.

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DATE
AUG 12, 2024

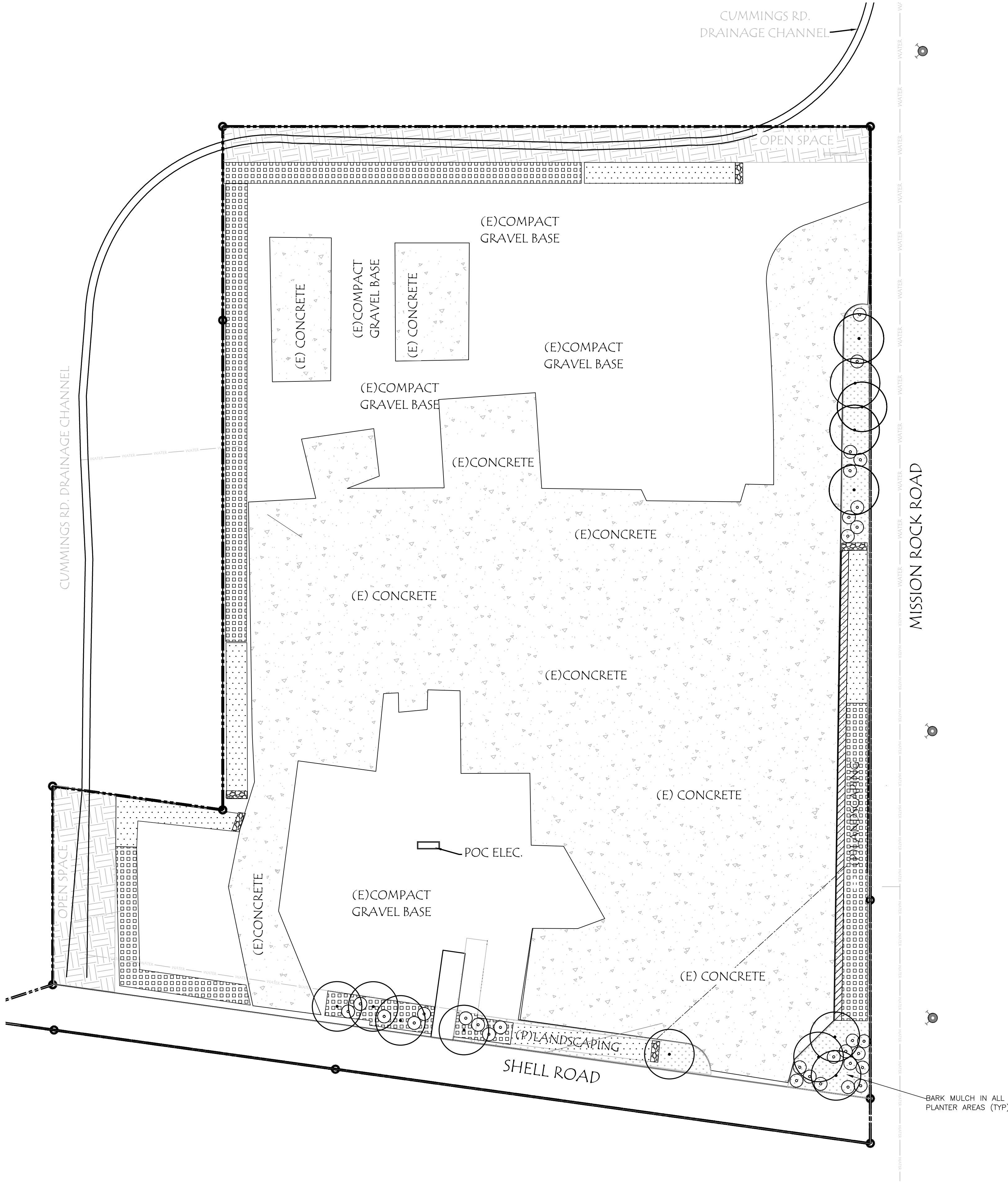
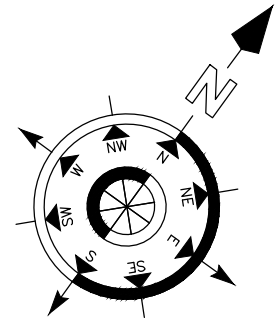
SCALE
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A4.0

LANDSCAPE PLAN

SCALE: 1" = 40'



LANDSCAPE NOTES:

ALL LANDSCAPING AND IRRIGATION SHALL COMPLY WITH WATER CONSERVATION STANDARDS AND APPLICABLE WATER CONSERVATION REQUIREMENTS OF THE STATE OF CALIFORNIA, MODEL WATER EFFICIENT LANDSCAPING ORDINANCE (MWEL0).

SITE NOTES:

1. WATER P.O.C. IS AT (E) 2" WALKINS BACK FLOW PRES. REDUCER.
2. STATIC WATER PRES. BEFORE PRES. REDUCER IS BETWEEN 130 PSI - 150 PSI, AFTER PRES. REDUCER 80 PSI.
3. ELECTRICAL P.O.C. IS AT ELEC. PANELS LOCATED ADJACENT TO SCE POLE/TRANSFORMER # 4770962E

PLANT LEGEND

PLANT LEGEND				
TREES				
KOELREUTERIA BIPINNATA	GOLDENRAIN TREE	15 GAL	5	X-LD-X
SHRUBS				
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	DETAIL #
CEANOTHUS G. HORIZONTALIS	CALIFORNIA LILAC	5 GALLON	34	X-LD-X
GROUND COVER				
VERBENA BIPINNATIFIDA @ 3'-0 O.C. (1,570 S.F.)	PRARIE VERBENA	1 GALLON	1,570 SF	X-LD-X

EXISTING

◉	(E) CONCRETE SLAB
◉	(E) BASE MATERIAL
◉	(E) OPEN SPACE, CUMMINGS ROAD DRAINAGE CHANNEL

PROPOSED

◉	(P) LANDSCAPE AREA, PER SHEET A4.0.	(9,150 S.F.)
◉	(P) BIO-3, VEGETATED SWALE, PER SHEET A6.0	(6,980 S.F.)
◉	(P) INF-2, INFILTRATION TRENCH, PER SHEET A6.0	(14,400 S.F.)

TOTAL LANDSCAPE AREA (30,530 S.F.)

REVISIONS

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LANDSCAPE PLAN



DRAWN
W.L.

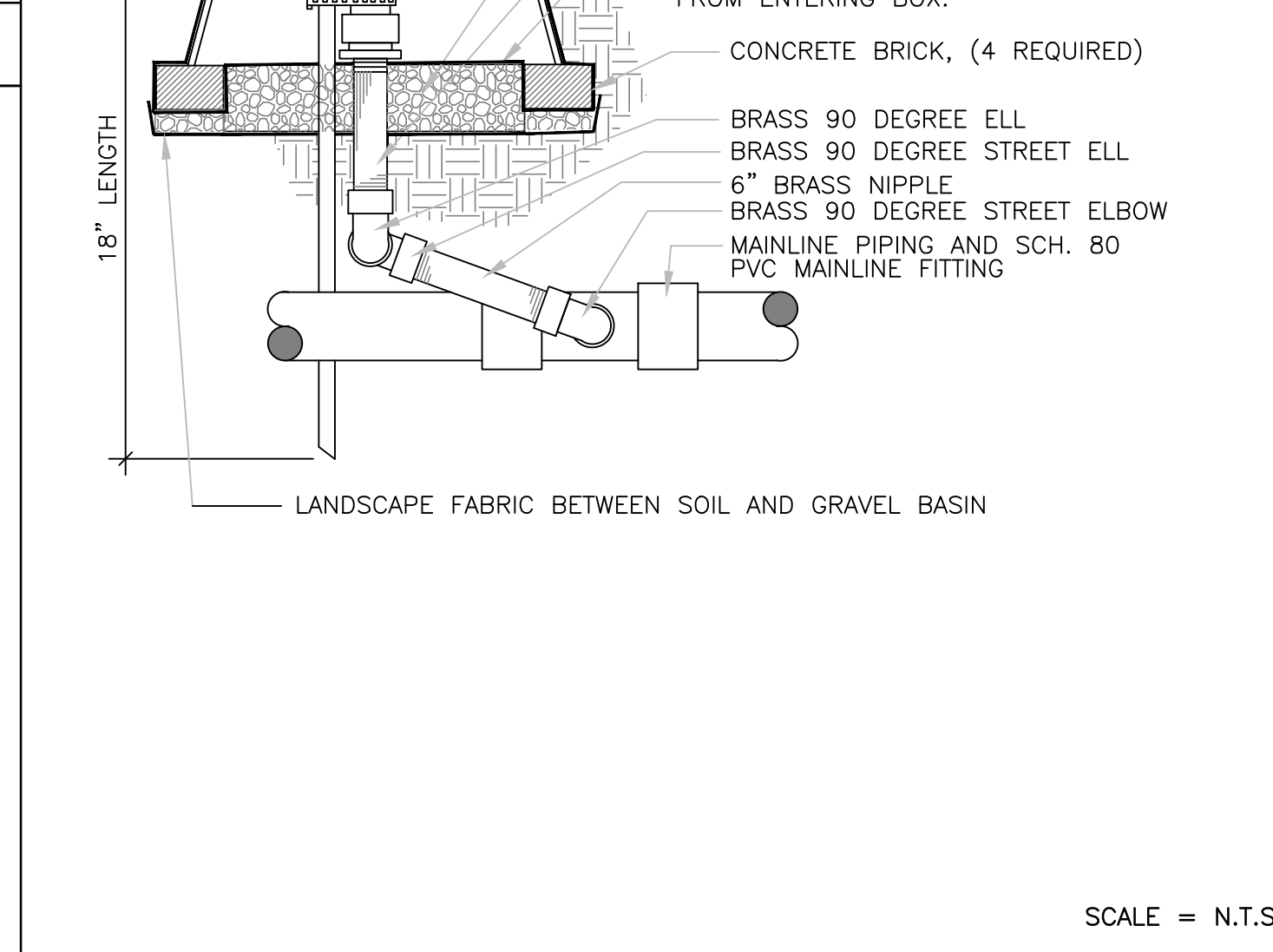
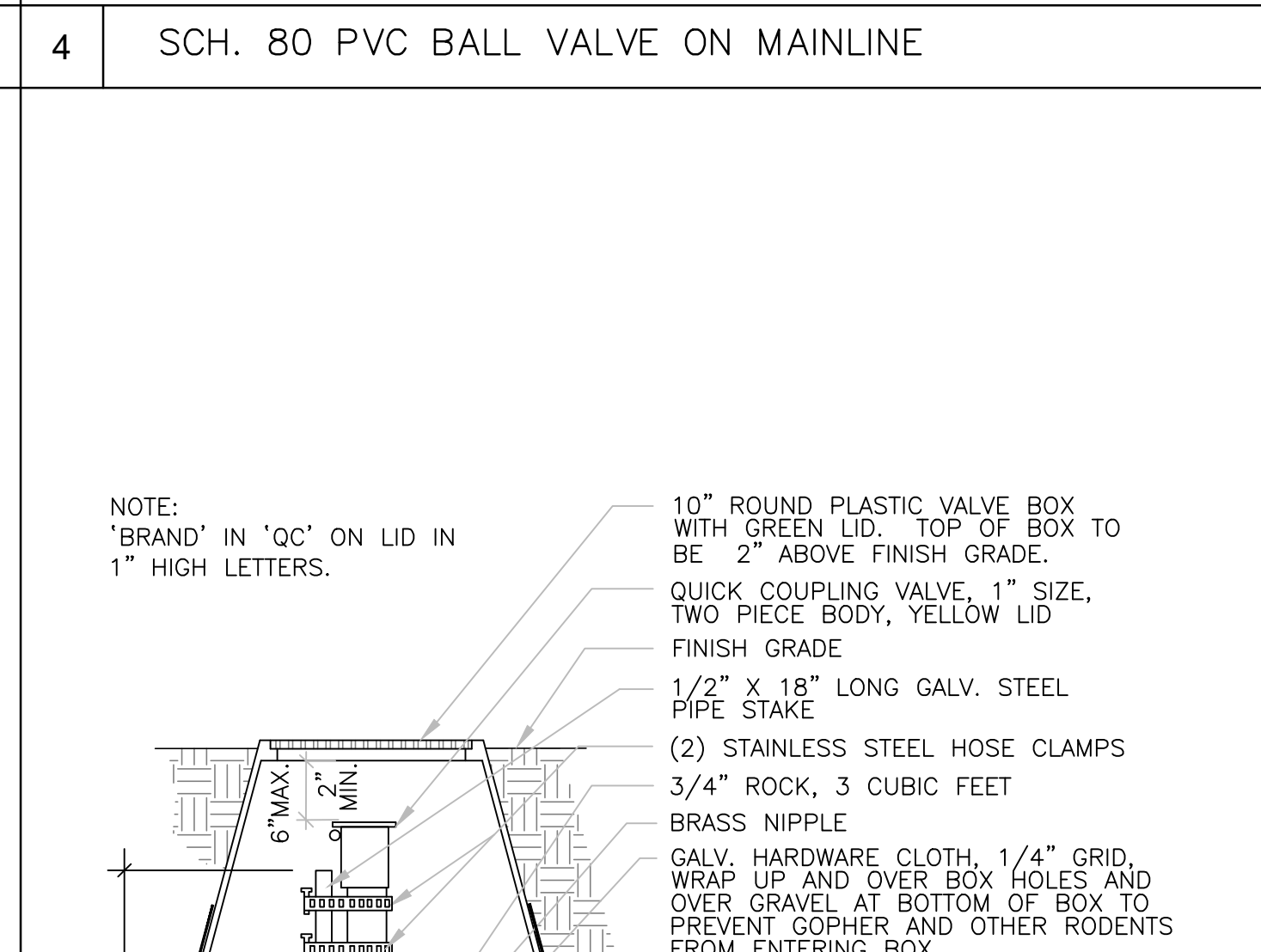
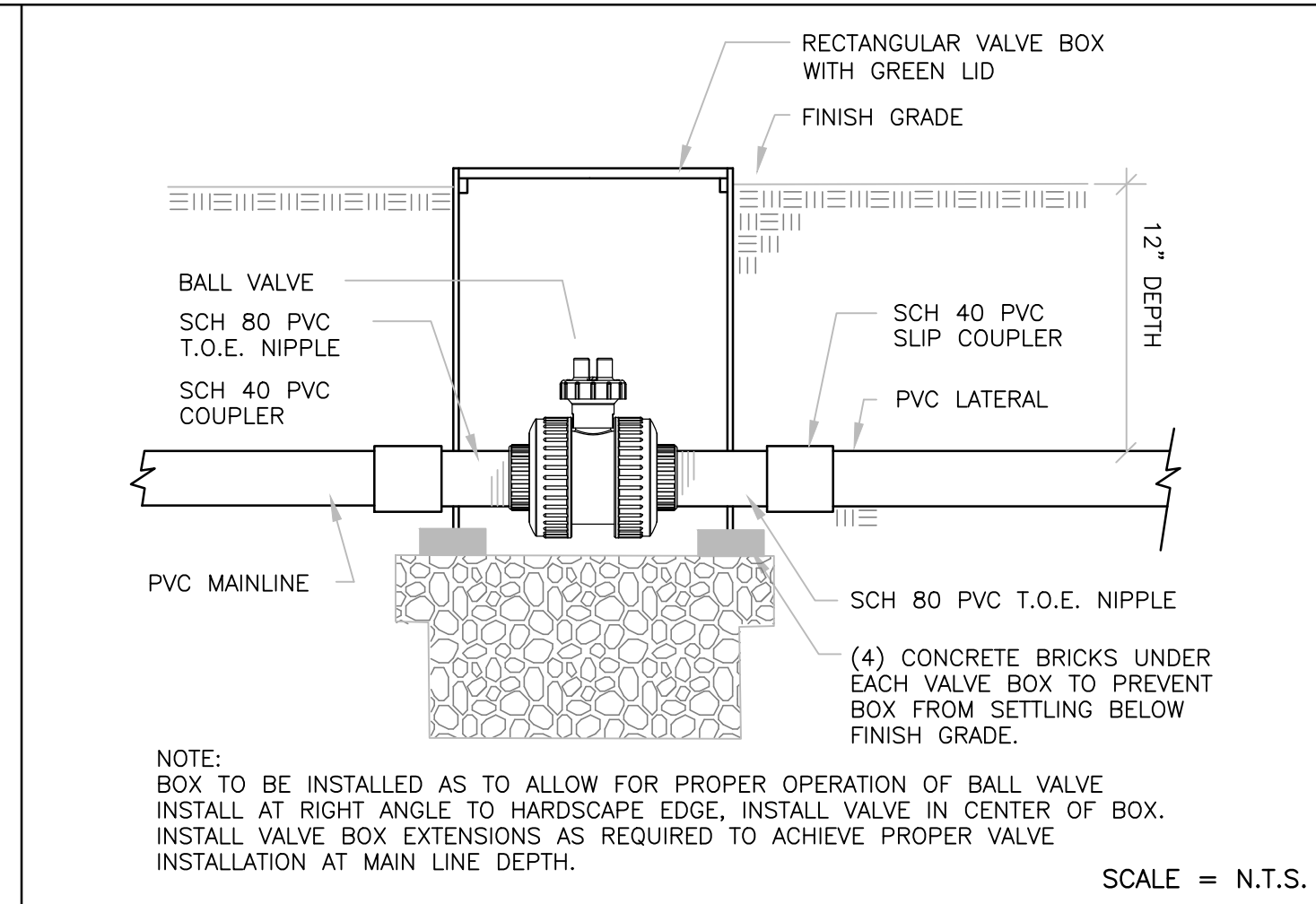
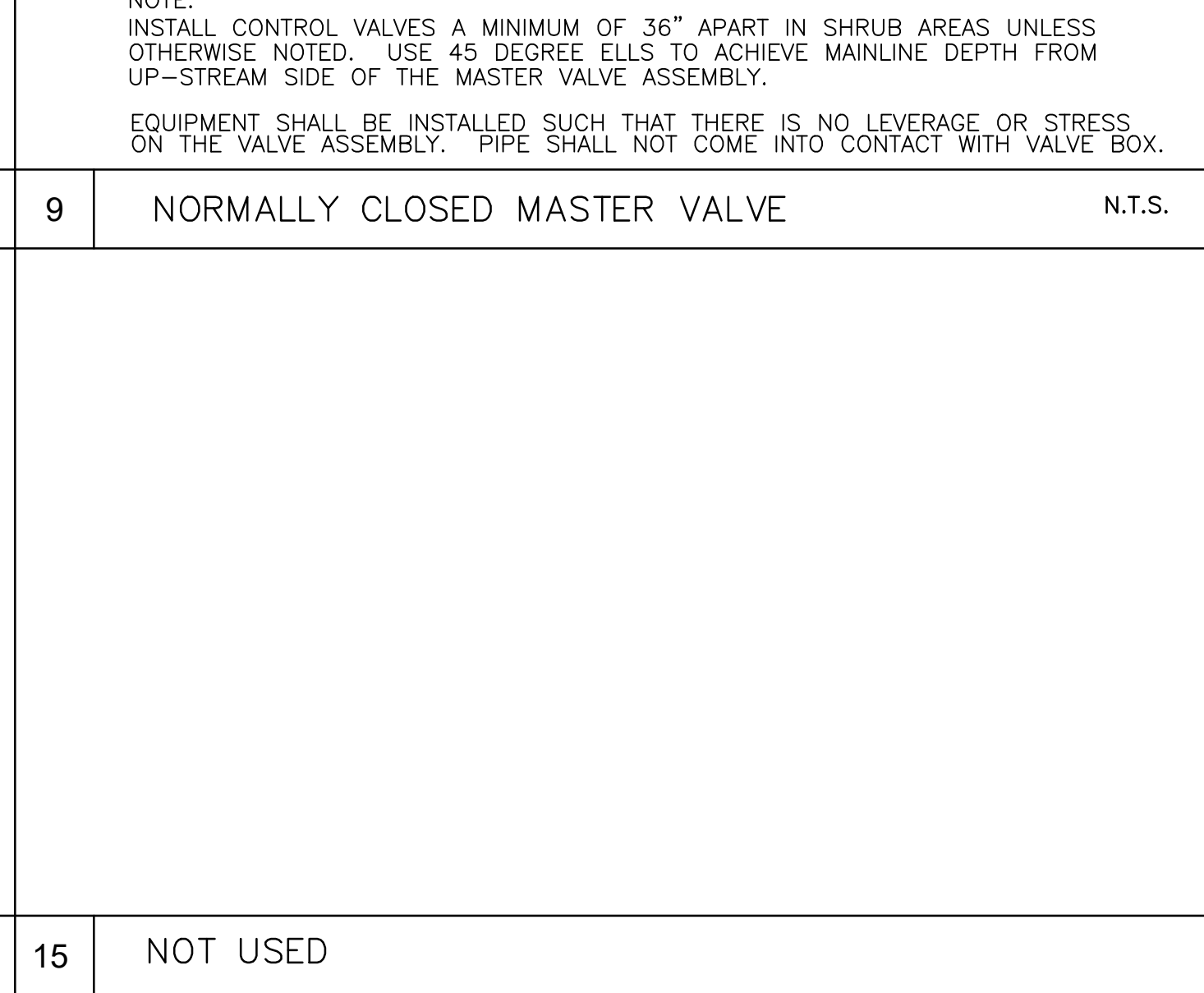
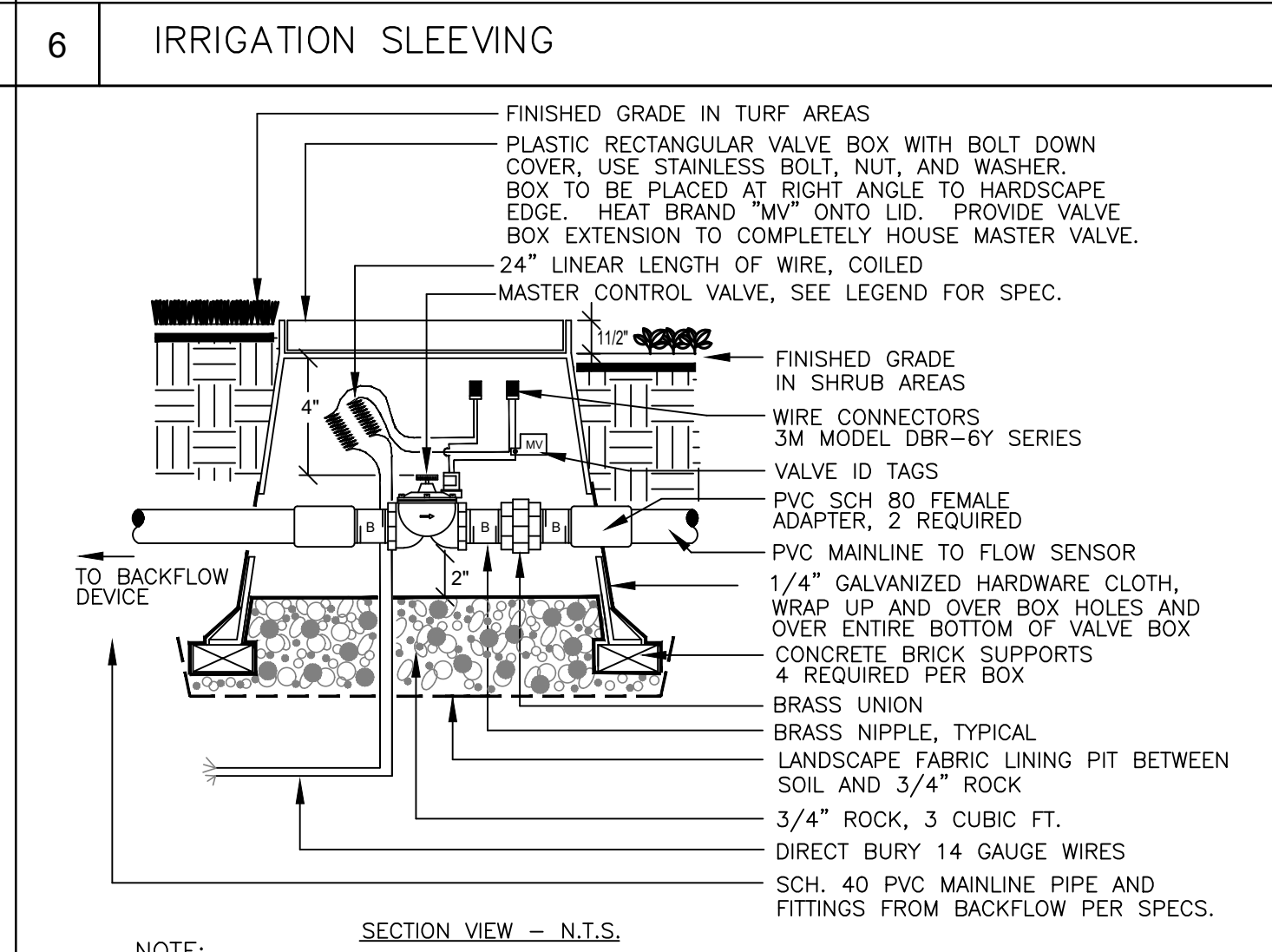
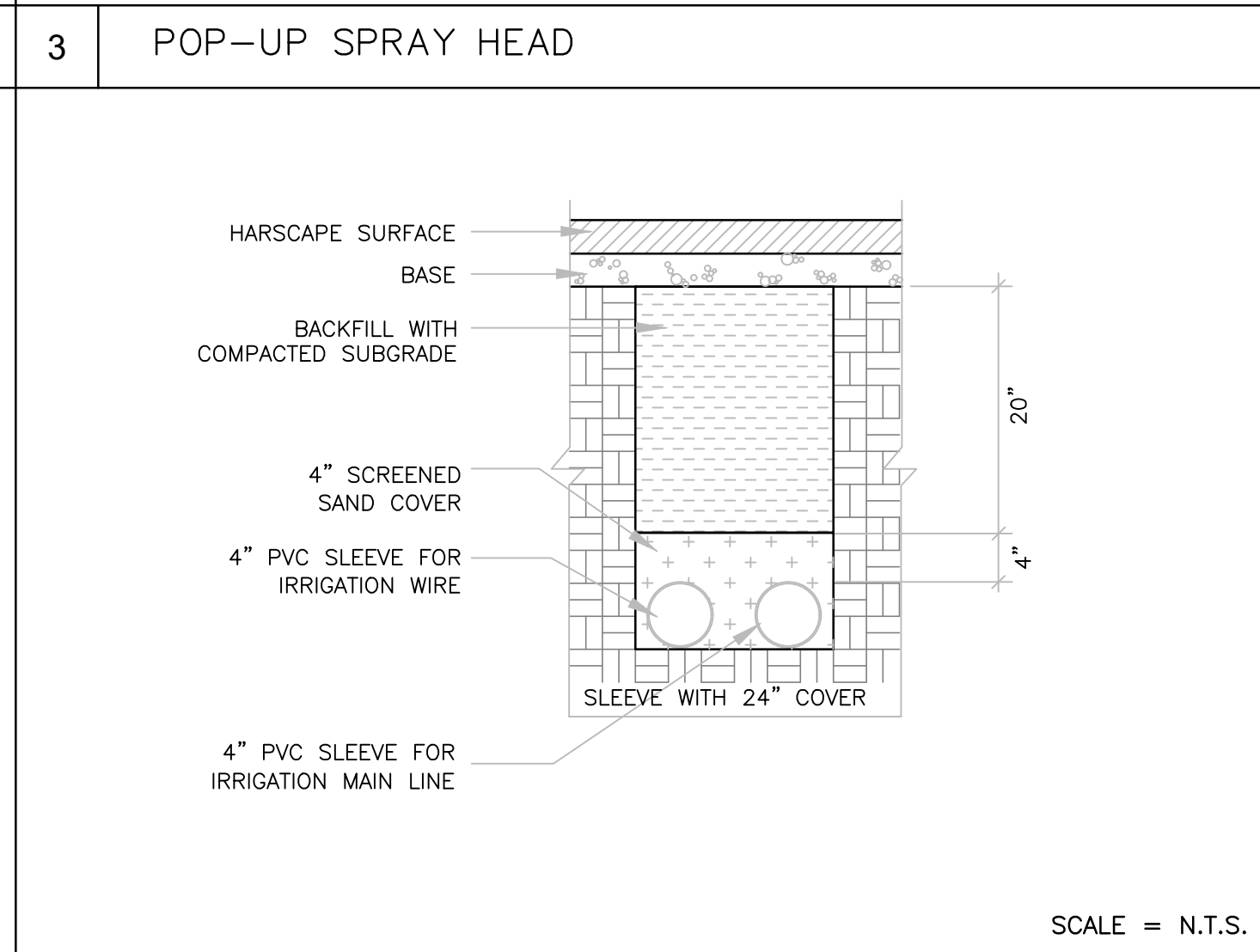
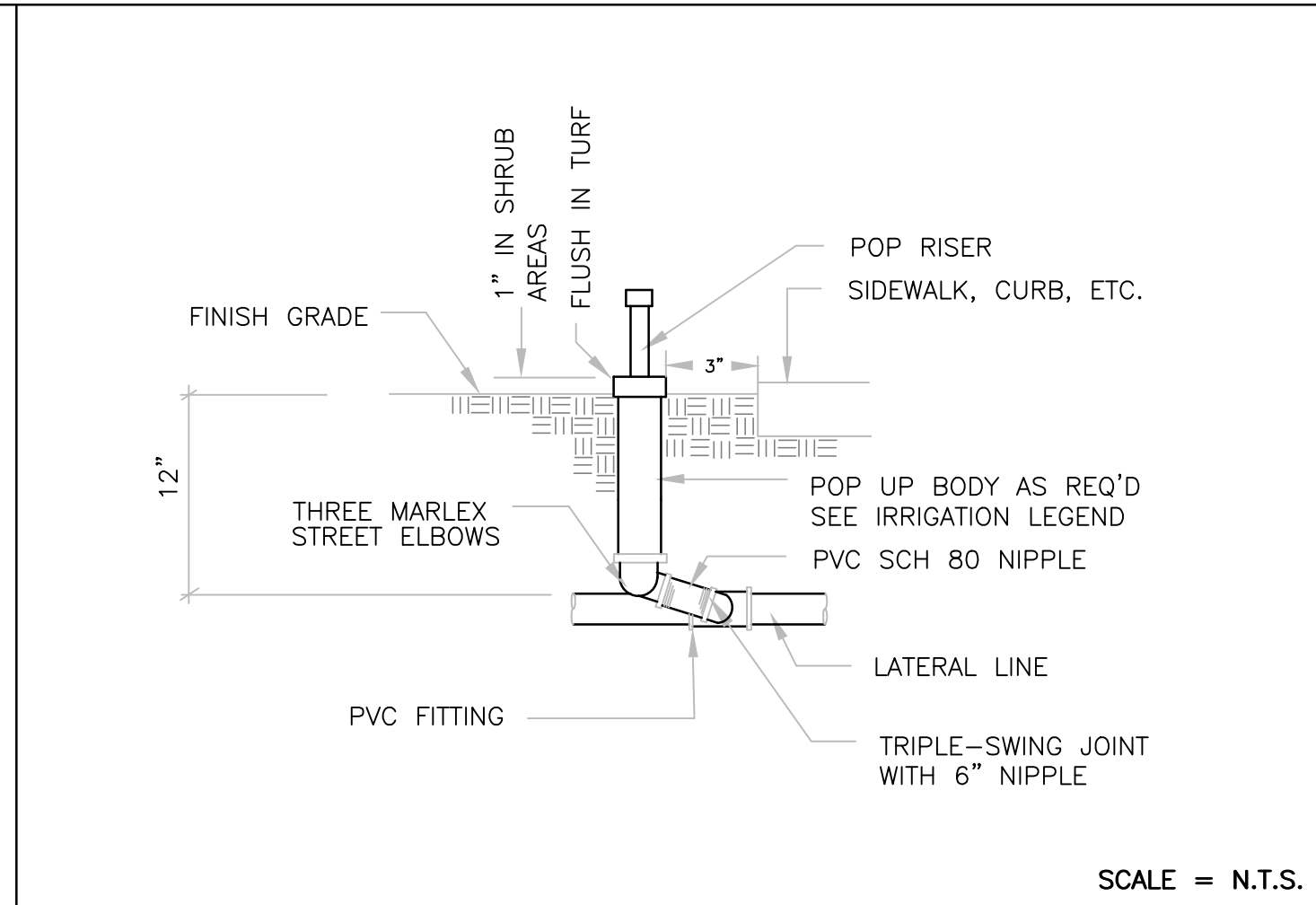
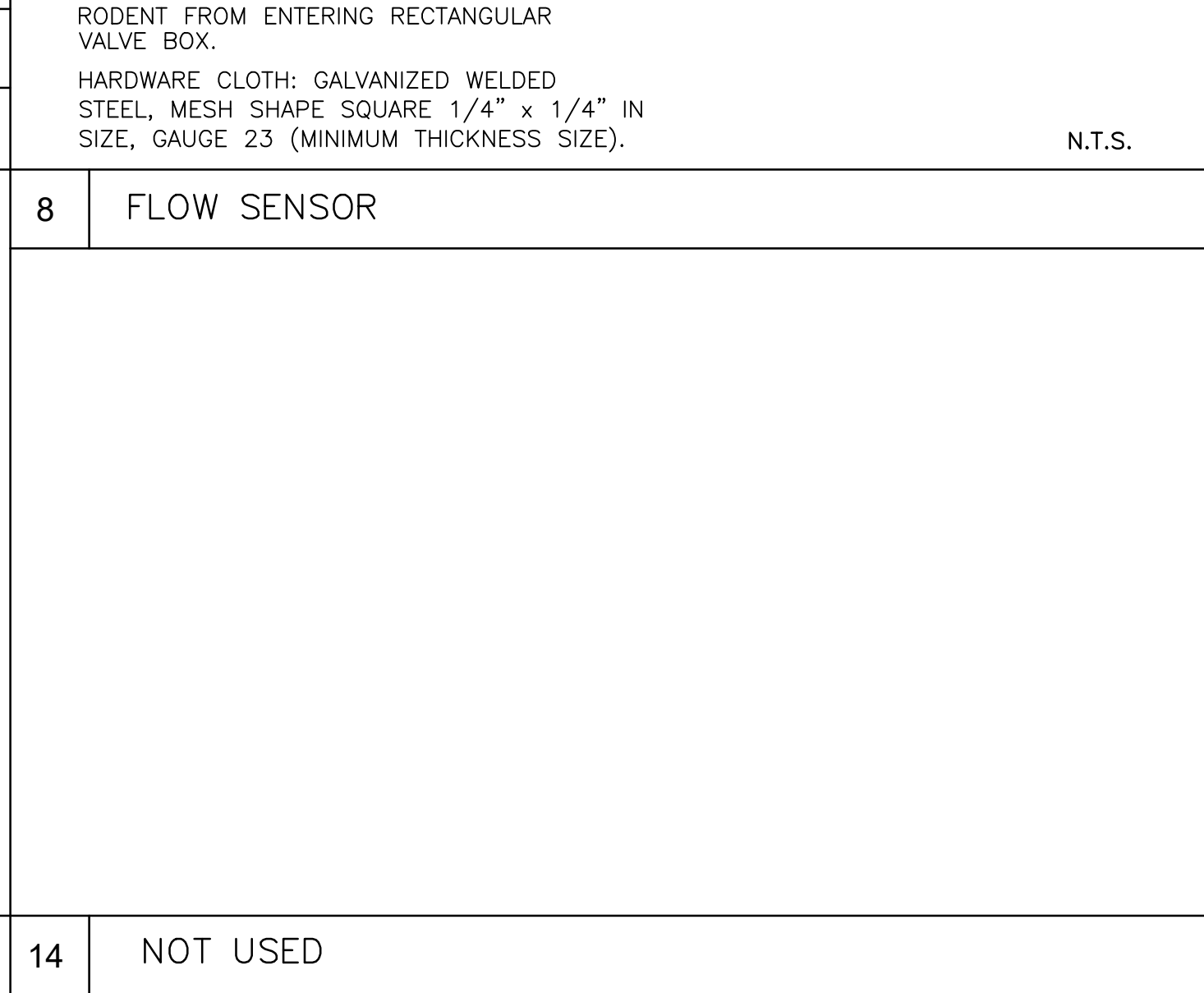
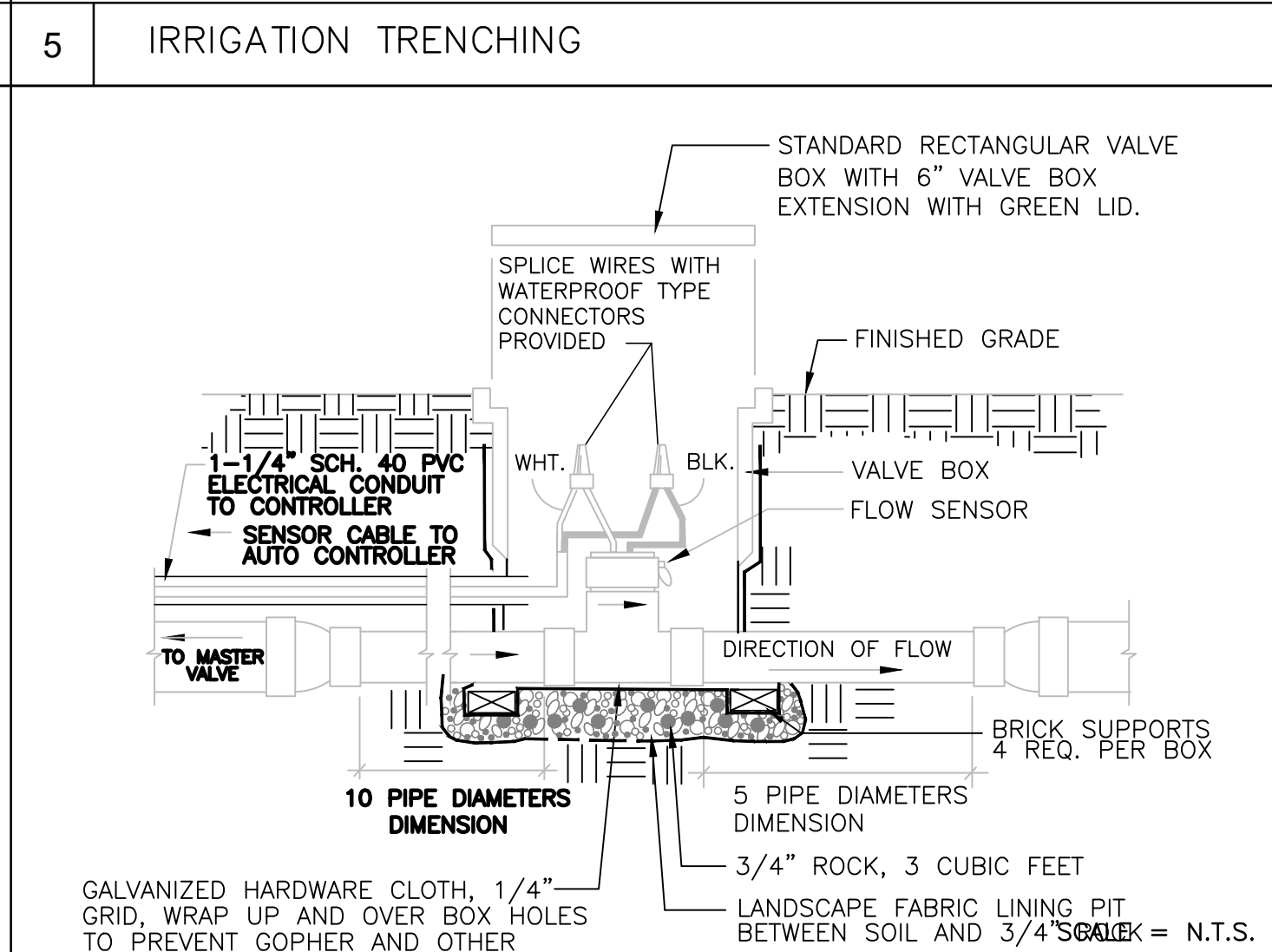
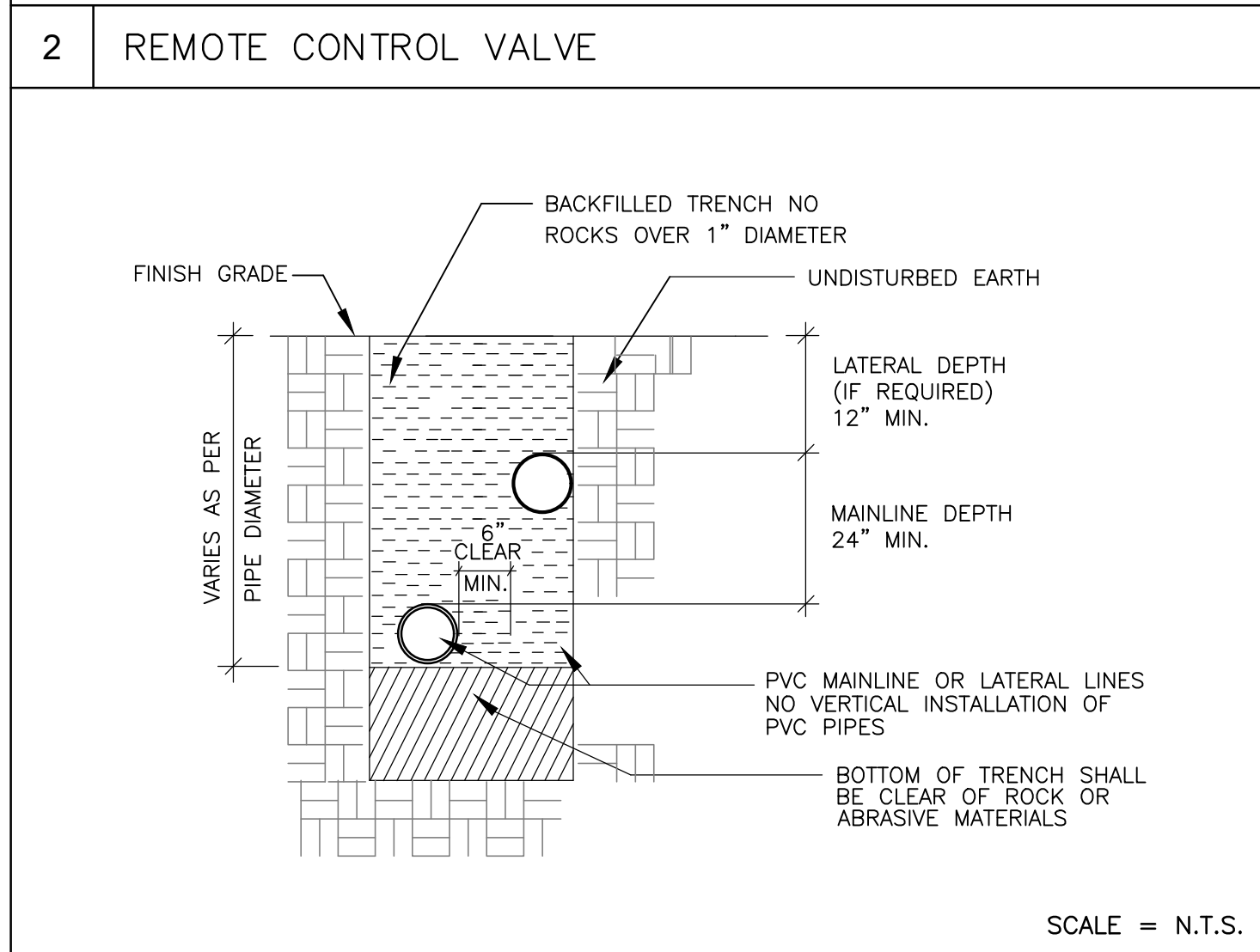
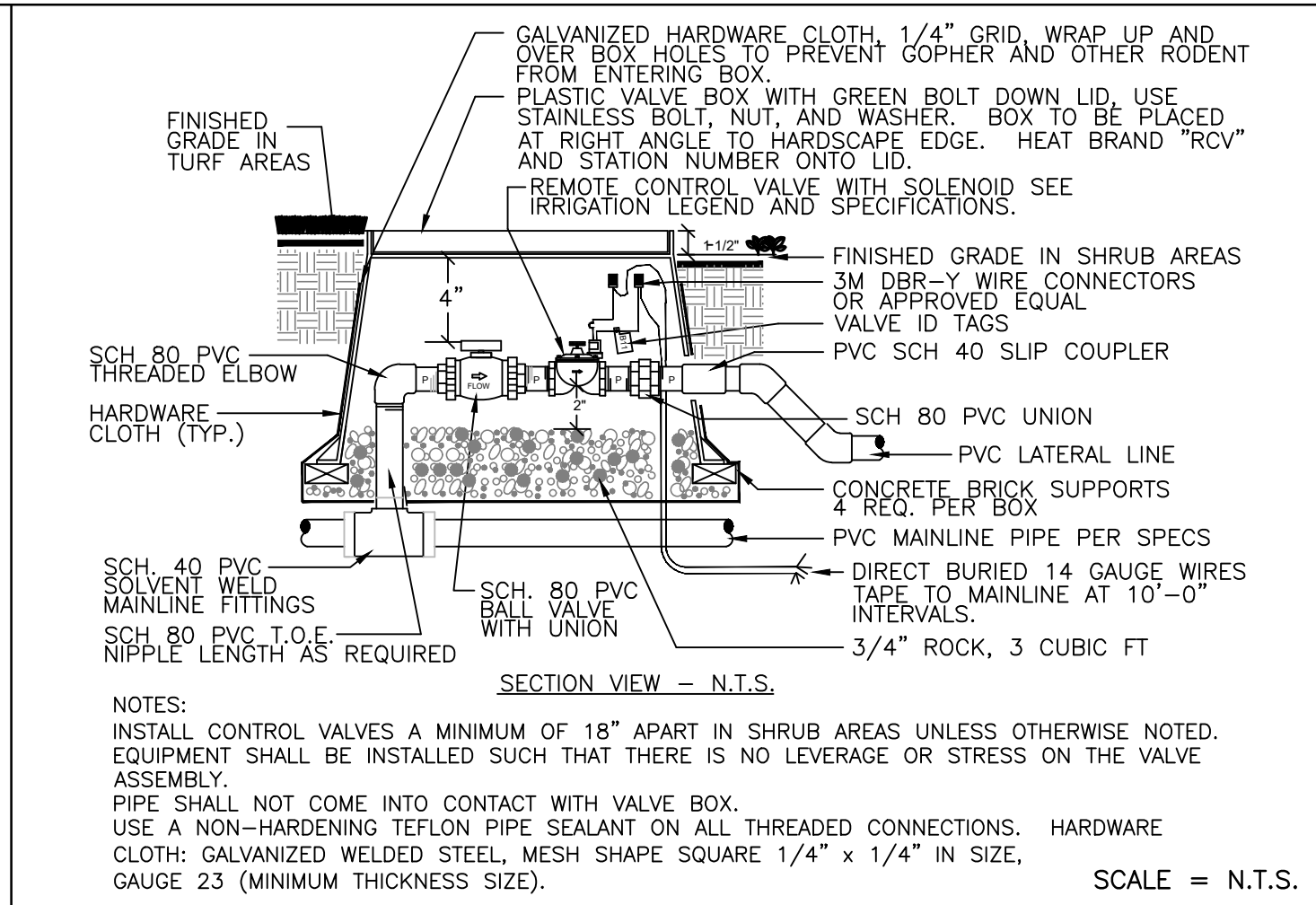
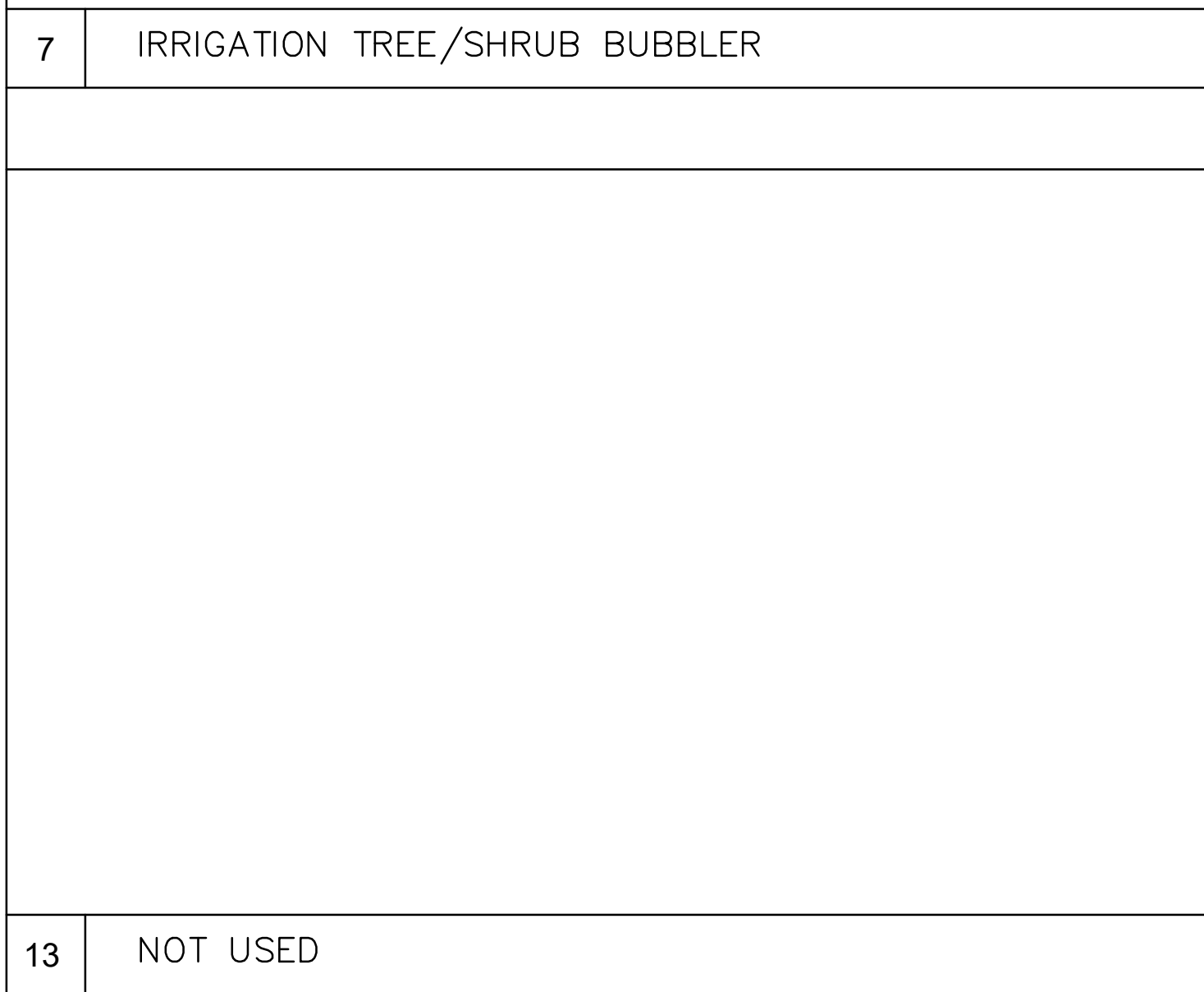
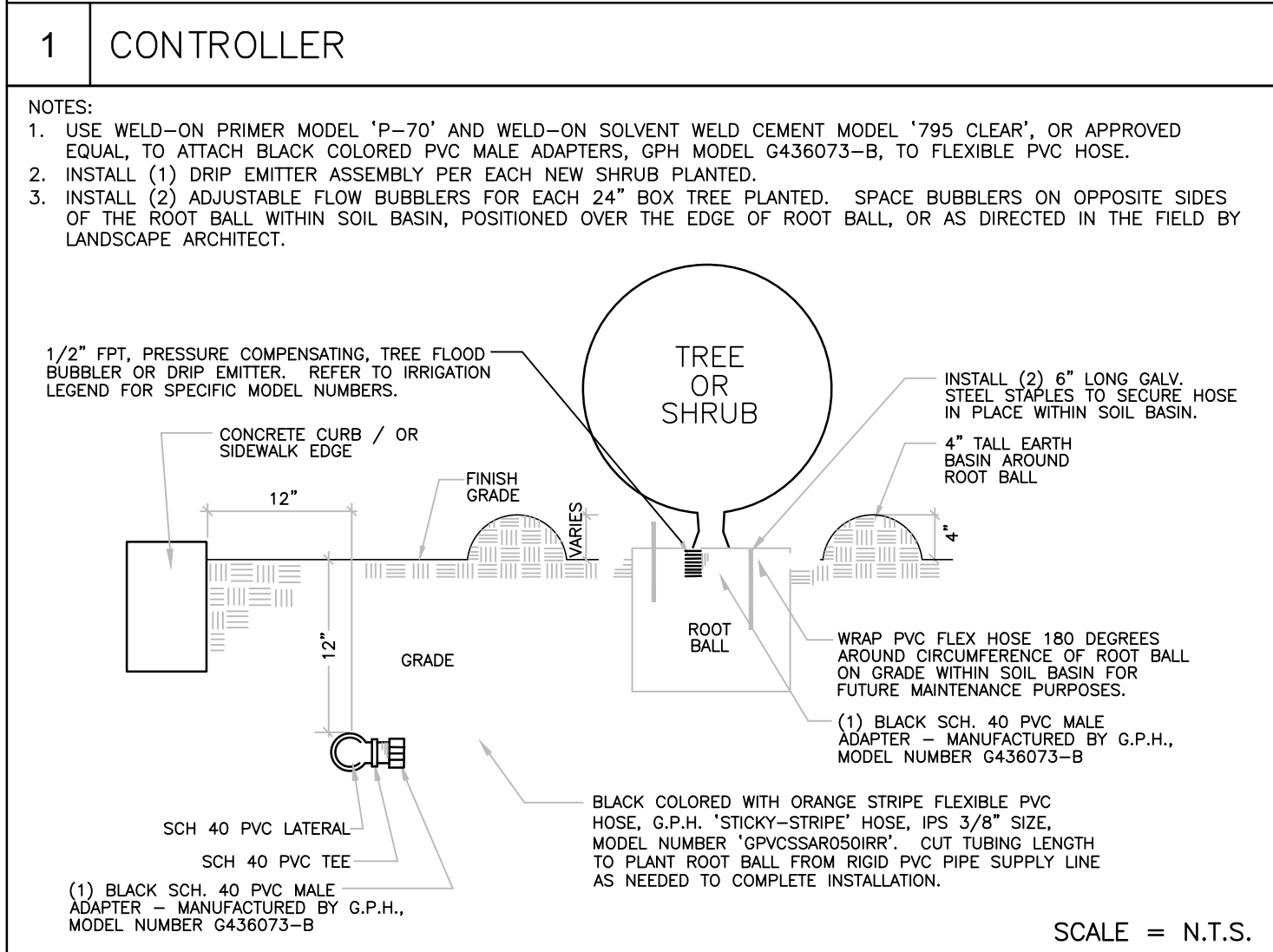
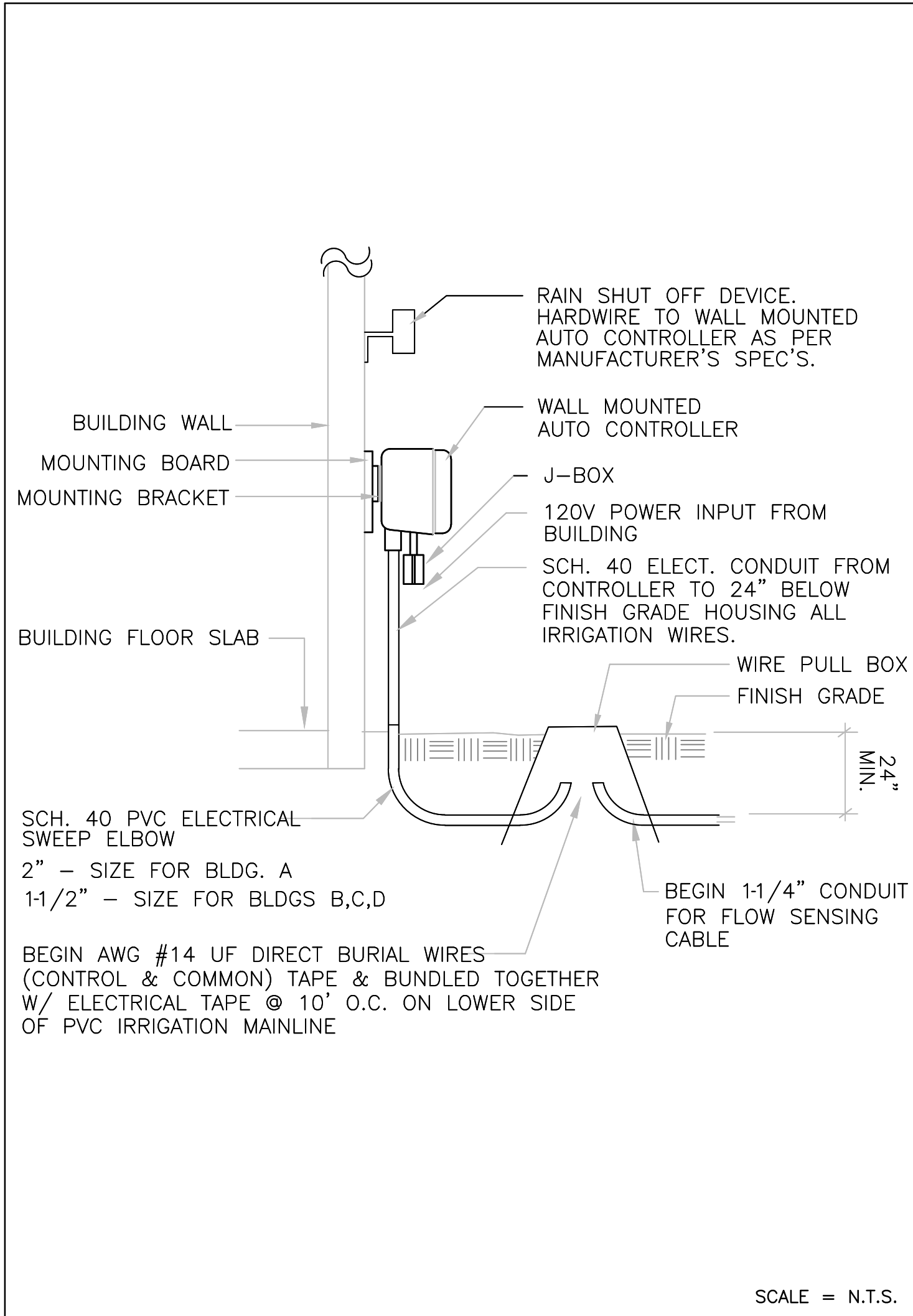
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APN 099-0-060-565

IRRIGATION DETAILS

REGISTERED LANDSCAPE ARCHITECT
MICHAEL C. GILBERT #002
SIGNATURE
11-25
RENEWAL DATE
09-09-24
DATE
STATE OF CALIFORNIA

DRAWN
W.L.

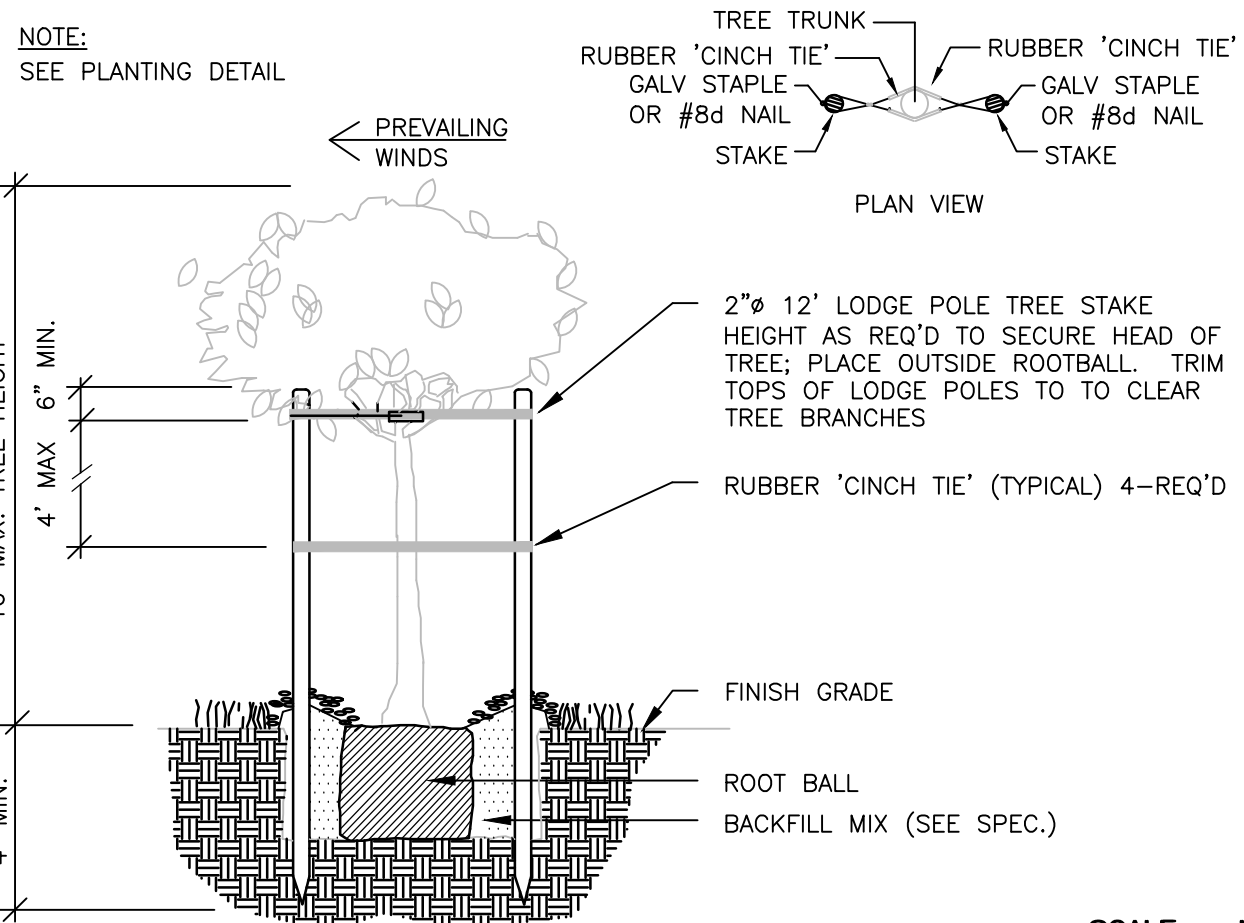
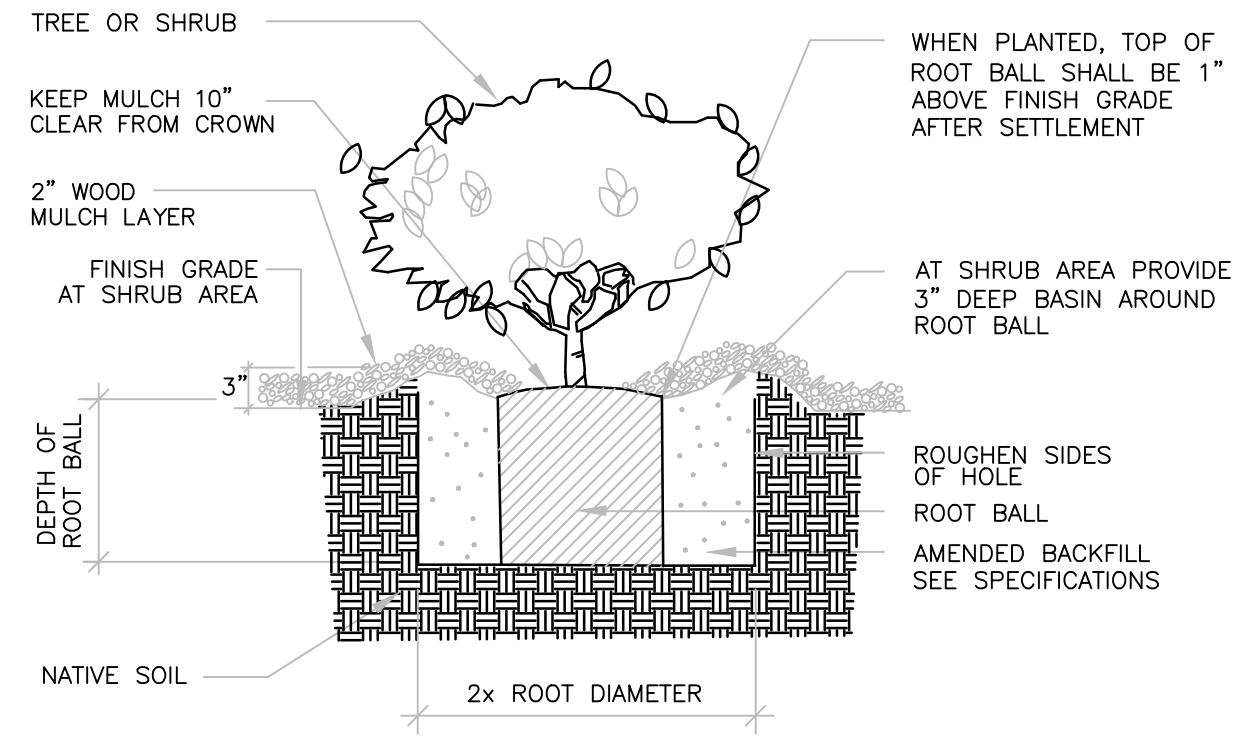
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SCALE
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SHEET

A4.2

 <p>NOTE: SEE PLANTING DETAIL</p> <p>PREVAILING WINDS</p> <p>TREE TRUNK</p> <p>RUBBER 'CINCH TIE'</p> <p>GALV STAPLE OR #8d NAIL</p> <p>STAKE</p> <p>PLAN VIEW</p> <p>2" x 12" LODGE POLE TREE STAKE</p> <p>HEIGHT AS REQ'D TO SECURE HEAD OF TREE; PLACE OUTSIDE ROOTBALL. TRIM TOPS OF LODGE POLES TO CLEAR TREE BRANCHES</p> <p>RUBBER 'CINCH TIE' (TYPICAL) 4-REQ'D</p> <p>FINISH GRADE</p> <p>ROOT BALL</p> <p>BACKFILL MIX (SEE SPEC.)</p> <p>SCALE = N.T.S.</p>		 <p>TREE OR SHRUB</p> <p>KEEP MULCH 10" CLEAR FROM CROWN</p> <p>2" WOOD MULCH LAYER</p> <p>FINISH GRADE AT SHRUB AREA</p> <p>3"</p> <p>DEPTH OF ROOT BALL</p> <p>NATIVE SOIL</p> <p>2x ROOT DIAMETER</p> <p>WHEN PLANTED, TOP OF ROOT BALL SHALL BE 1" ABOVE FINISH GRADE AFTER SETTLEMENT</p> <p>AT SHRUB AREA PROVIDE 3" DEEP BASIN AROUND ROOT BALL</p> <p>ROUGHEN SIDES OF HOLE</p> <p>ROOT BALL</p> <p>AMENDED BACKFILL SEE SPECIFICATIONS</p> <p>SCALE = N.T.S.</p>				SCALE = N.T.S.	
1	TREE STAKING	2	SHRUB & TREE PLANTING	3	NOT USED	4	NOT USED
5	NOT USED	6	NOT USED	7	NOT USED	8	NOT USED
9	NOT USED	10	NOT USED	11	NOT USED	12	NOT USED
13	NOT USED	11	NOT USED	11	NOT USED	16	XXXX

REVISIONS

▲ ---

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R.W.G. LLC

SANTA PAULA CA Lic# 716695

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APN 099-O-060-565

LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT

MICHAEL C. GILBERT P.L.C.

SIGNATURE

11-25

RENEWAL DATE

09-08-24

DATE

STATE OF CALIFORNIA

DRAWN

W.L.

CHECKED

DATE

AUG 12, 2024

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SECTION 02830 - IRRIGATION SYSTEM

PART 1 GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS, AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE IRRIGATION SYSTEM SPECIFIED HEREIN AND REQUIRED TO COMPLETE THE WORK PER THE CONTRACT DOCUMENTS.

1.02 REQUIREMENTS AND REGULATORY AGENCIES

A. COMPLY WITH ALL LOCAL AND STATE CODES, ORDINANCES, SAFETY ORDERS, AND REGULATIONS OF ALL LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION OVER THIS WORK.

B. OBTAIN AND PAY FOR ALL PLUMBING PERMITS AND ALL INSPECTIONS REQUIRED BY AUTHORITIES STATED ABOVE.

C. NOTIFY THE LANDSCAPE ARCHITECT IN THE EVENT ANY EQUIPMENT OR METHODS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS CONFLICT WITH LOCAL CODES, PRIOR TO INSTALLATION.

1.03 RECORD DRAWINGS

A. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE SET OF "AS BUILT" DRAWINGS. THESE DRAWINGS SHALL BE KEPT UP TO DATE WITH THE PROGRESS OF THE WORK. THE OWNER SHALL FURNISH A SET OF DRAWINGS ON WHICH TO RECORD "AS BUILT" CONDITIONS. AS-BUILTS SHALL BE UPDATED ON A WEEKLY BASIS.

B. THE CONTRACTOR SHALL INDICATE CLEARLY AND CORRECTLY WORK INSTALLED DIFFERENTLY FROM THAT SHOWN ON THE CONTRACT DRAWINGS BY DIMENSIONING FROM TWO PERMANENT POINTS OF REFERENCE. SHOW CONNECTIONS TO EXISTING WATER LINES, GATE VALVES, PRESSURE SUPPLY PIPE, CONTROL VALVES, QUICK COUPLERS AND CONTROL WIRING.

1.04 CONTROLLER CHARTS

A. RECORD DRAWINGS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE CHARTS ARE PREPARED.

B. PROVIDE ONE CONTROLLER CHART FOR EACH CONTROLLER SUPPLIED.

C. THE CHART SHALL SHOW THE AREA CONTROLLED BY THE AUTOMATIC CONTROLLER AND SHALL BE THE MAXIMUM-SIZE CONTROLLER THE DOOR WILL ALLOW.

D. THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL RECORD DRAWINGS. HOWEVER, IN THE EVENT THE CONTROLLER SEQUENCE IS NOT LEGIBLE WHEN THE DRAWING IS REDUCED, IT SHALL BE ENLARGED TO A SIZE THAT WILL BE READABLE WHEN REDUCED.

E. THE CHART SHALL BE BLACKLINE PRINT AND DIFFERENT COLOR SHALL BE USED TO SHOW THE AREA OF COVERAGE FOR EACH STATION.

F. THE CHART SHALL BE MOUNTED USING VELCRO OR AN APPROVED EQUAL TYPE OF TAPE.

G. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE HERMETICALLY SEALED BETWEEN TWO PIECES OF PLASTIC, EACH PIECE BEING A MINIMUM 20 MILS THICK.

H. THE CONTROLLER CHART SHALL BE COMPLETED AND APPROVED PRIOR TO FINAL INSPECTION OF THE IRRIGATION SYSTEM.

1.05 CATALOG CUTS

TEN (10) DAYS AFTER AWARD OF CONTRACT, SUBMIT TO THE LANDSCAPE ARCHITECT, FOR APPROVAL, FIVE (5) COPIES OF ALL MANUFACTURERS' CATALOG CUTS AND SPECIFICATIONS FOR ALL REQUIRED MATERIALS AND PRODUCTS.

1.06 DRAWINGS

FOR PURPOSES OF LEGIBILITY, IRRIGATION LINES ARE ESSENTIALLY DIAGRAMMATIC, ALTHOUGH SIZE AND LOCATION OF IRRIGATION EQUIPMENT ARE DRAWN TO SCALE WHEREVER POSSIBLE. MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION AT CONSTRUCTION SITE.

1.07 MATERIALS TO BE FURNISHED

A. PRIOR TO FINAL APPROVAL, THE CONTRACTOR SHALL FURNISH THE FOLLOWING MATERIALS TO THE OWNER:

2. TWO WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF IRRIGATION HEAD SUPPLIED.
2. TWO KEYS FOR EACH AUTOMATIC CONTROLLER.
3. FOUR KEYS FOR LOOSE KEY HOSE BIBS.

1.08 ON-SITE OBSERVATIONS

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE. THE FOLLOWING ARE REQUIRED ON-SITE OBSERVATIONS:

1. JOB START MEETING PRIOR TO STARTING ANY WORK TO REVIEW THE SITE CONDITIONS THAT AFFECT THE WORK.
2. REVIEW THE MAINLINE PRIOR TO BACKFILLING AND WHEN THE PRESSURE TEST IS COMPLETE.
3. REVIEW SYSTEM COVERAGE WHEN INSTALLATION IS COMPLETE. COVERAGE MUST BE APPROVED PRIOR TO STARTING ANY PLANTING WORK.

B. RECORD DRAWINGS MUST BE CURRENT AND ON-SITE AT THE TIME OF THE ON-SITE OBSERVATIONS.

C. MAIN LINES SHALL BE TESTED UNDER HYDROSTATIC PRESSURE OF 150 POUNDS PER SQUARE INCH FOR A PERIOD OF 2 HOURS.

PART 2 PRODUCTS

2.01 GENERAL

ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED PRIOR TO INSTALLATION, AND SHALL CONFORM TO THE IRRIGATION PLAN AND LEGEND AS SPECIFIED.

2.02 CONTROL WIRES

CONTROL WIRES SHALL BE 24 VOLT CONDUCTORS, UL LISTED TYPE U.F., SOLID COPPER, 14 AWG. UL HEAVY DUTY PVC, COLORED, INSULATION. COMMON SHALL BE WHITE COLOR, ALL OTHERS SHALL BE BLACK.

2.03 GALVANIZED FITTINGS

GALVANIZED FITTINGS SHALL BE GALVANIZED MALLEABLE STEEL, SCHEDULE 40.

2.04 SOLVENTS

PVC PRIMER AND SOLVENTS SHALL BE APPROVED FOR PVC APPLICATION MEETING ASTM D-2564.

2.05 THREAD SEALANT

THREAD SEALANT SHALL BE SMOOTH, NON-HARDENING SEALANT, COMPATIBLE WITH THE PIPE MATERIALS SPECIFIED, CHRISTY'S ULTRA SEAL OR APPROVED EQUAL.

2.06 MAIN LINE FITTINGS

MAIN LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.07 MAIN LINE PIPE

MAIN LINE PIPE SHALL BE PVC SCHEDULE 40, SOLVENT WELD PIPE IN CONFORMANCE WITH ASTM D-1785.

2.08 LATERAL NON-PRESSURE LINE FITTINGS

LATERAL NON-PRESSURE LINE FITTINGS SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 12454-B, SIDE GATED, LASCO OR APPROVED EQUAL.

2.09 LATERAL NON-PRESSURE PIPE

LATERAL NON-PRESSURE PIPE SHALL BE PVC CLASS 200, SOLVENT WELD IN CONFORMANCE WITH ASTM D-1785.

2.10 NIPPLES AND RISERS

NIPPLES AND RISERS SHALL BE PVC SCHEDULE 80 WITH MOLDED THREADS. ALL THREADED NIPPLES EXPOSED ABOVE GRADE SHALL BE GRAY IN COLOR.

2.11 ULTRAVIOLET RESISTANT LATERAL NON-PRESSURE LATERAL PIPE

ULTRAVIOLET RESISTANT (UVR) LATERAL NON-PRESSURE LATERAL PIPE SHALL BE SCHEDULE 40 PVC, TYPE 1, GRADE 1, CELL CLASSIFICATION 13454-B, PACIFIC PLASTICS INC. 'SOLAR PROOF', OR APPROVED EQUAL.

2.12 ULTRAVIOLET RESISTANT LATERAL NON-PRESSURE PIPE FITTINGS

ULTRAVIOLET RESISTANT (UVR) LATERAL NON-PRESSURE LATERAL FITTINGS SHALL BE SCHEDULE 40 PVC, SOLVENT WELD IN CONFORMANCE WITH ASTM D-1784, ASTM D-2464, ASTM D-2466, SIDE GATED, LASCO OR APPROVED EQUAL.

2.13 DRIP LINE AND FITTINGS

DRIP LINE AND FITTINGS SHALL BE AS PER PLAN AND MANUFACTURER'S SPECIFICATIONS.

PART 3 EXECUTION

3.01 SITE CONDITIONS

A. BEFORE STARTING WORK ON IRRIGATION SYSTEM, CAREFULLY CHECK ALL GRADES TO DETERMINE THAT WORK MAY SAFELY PROCEED, KEEPING WITHIN THE SPECIFIED MATERIAL DEPTHS.

B. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, FIELD DIMENSIONS, OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

C. THE INSTALLATION OF ALL IRRIGATION MATERIALS, INCLUDING PIPE, SHALL BE COORDINATED WITH THE LANDSCAPE DRAWINGS TO AVOID INTERFERING WITH THE TREES, SHRUBS, OR OTHER PLANTING.

D. LAY OUT IRRIGATION HEADS AND MAKE ANY MINOR ADJUSTMENTS REQUIRED DUE TO DIFFERENCES BETWEEN SITE AND DRAWINGS. ANY SUCH DEVIATIONS IN LAYOUT SHALL BE WITHIN THE INTENT OF THE ORIGINAL DRAWINGS, AND WITHOUT ADDITIONAL COST TO THE OWNER. WHEN DIRECTED BY THE LANDSCAPE ARCHITECT, THE LAYOUT SHALL BE APPROVED BEFORE INSTALLATION.

3.02 WATER SUPPLY

CONNECTIONS TO THE EXISTING OUTLETS SHALL BE AT THE APPROXIMATE LOCATION(S) SHOWN ON THE DRAWINGS.

3.03 PIPE FITTINGS

A. ALL PLASTIC THREADED PIPE AND FITTINGS SHALL BE ASSEMBLED USING NON-HARDENING SEALANT, APPLY TO THE MALE THREADS ONLY.

B. ALL PLASTIC SLIP FITTINGS SHALL BE SOLVENT-WELDED AS PER PIPE MANUFACTURER'S RECOMMENDATIONS.

3.04 LINE CLEARANCE

ALL LINES SHALL HAVE A MINIMUM CLEARANCE OF FOUR (4) INCHES FROM EACH OTHER, AND SIX (6) INCHES FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL BE INSTALLED DIRECTLY OVER ONE ANOTHER.

3.05 TRENCHING

A. DIG TRENCH AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. SNAKE PIPE IN TRENCH TO AN EVEN GRADE AS NOTED.

B. PROVIDE MINIMUM COVER OF TWENTY-FOUR (24) INCHES FOR ALL PRESSURE SUPPLY LINES.

C. PROVIDE MINIMUM COVER OF TWENTY-FOUR (24) INCHES FOR ALL CONTROL WIRES.

D. PROVIDE MINIMUM COVER OF TWELVE (12) INCHES FOR ALL OTHER NON-PRESSURE LINES.

E. ALL LINES UNDER DRIVEWAY AND ROADWAY PAVEMENT SHALL HAVE A TWENTY-FOUR (24) INCH MINIMUM COVER BELOW SUBGRADE.

3.06 BACKFILLING

A. BACKFILL FOR TRENCHING SHALL BE COMPACTED TO A DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL, AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. INITIAL BACKFILL ON ALL LINES SHALL BE OF A FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN ONE (1) INCH IN SIZE AN SIX (6) TO EIGHT (8) INCHES DEEP.

B. ALL IRRIGATION LINES UNDER PAVING SHALL BE BACKFILLED ENTIRELY WITH SAND AND COMPACTED BY MEANS OF POWER COMPACTION.

C. TRENCHES SHALL BE BACKFILLED PROMPTLY AFTER THE OPEN TRENCH REVIEW.

3.07 CONTROL WIRES

A. UNLESS OTHERWISE SPECIFIED, CONNECTIONS BETWEEN CONTROLLER AND REMOTE CONTROL VALVES SHALL BE MADE WITH DIRECT BURIAL WIRE AWG-UF TYPE, INSTALLED IN ACCORDANCE WITH VALVE MANUFACTURER'S WIRE CHART AND SPECIFICATIONS.

B. BETWEEN CONTROLLER AND REMOTE CONTROL VALVES, USE A CONTINUOUS WIRE. UNDER NO CIRCUMSTANCES SHALL SPLICES EXIST.

C. WHERE MORE THAN ONE WIRE IS PLACED IN A TRENCH, THE WIRING SHALL BE TAPED TOGETHER AND TO MAIN LINE AT INTERVALS OF TEN (10) FEET AND UNDERNEATH THE MAIN LINE.

D. WIRING SHALL OCCUPY THE SAME TRENCH AND SHALL BE INSTALLED ALONG THE SAME ROUTE AS THE PRESSURE SUPPLY LINE WHEREVER POSSIBLE.

E. AN EXPANSION LOOP OF TWELVE (12) INCHES SHALL BE PROVIDED AT EACH WIRE CONNECTION AND/OR DIRECTIONAL TURN.

F. SIZING OF WIRE SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS, IN NO CASE LESS THAN #14 IN SIZE.

3.08 FLUSHING THE SYSTEM

AFTER ALL NEW IRRIGATION PIPE LINES AND RISERS ARE IN PLACE AND CONNECTED, ALL NECESSARY DIVERSION WORK HAS BEEN COMPLETED, AND PRIOR TO INSTALLATION OF IRRIGATION HEADS, THE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE SYSTEM.

3.09 ADJUSTING OF SYSTEM

A. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL IRRIGATION HEADS.

B. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT OR NOZZLE CHANGES WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE ALL NECESSARY CHANGES, WITHOUT ADDITIONAL COST TO THE OWNER, PRIOR TO ANY PLANTING.

C. THE ENTIRE SYSTEM SHALL BE OPERATING PROPERLY BEFORE ANY PLANTING OPERATIONS COMMENCE.

3.10 CLEAN-UP AND REPAIR

A. UPON COMPLETION OF THE WORK, MAKE THE GROUND SURFACE LEVEL, REMOVE EXCESS MATERIALS, RUBBISH, DEBRIS, ETC., AND REMOVE CONSTRUCTION AND INSTALLATION EQUIPMENT FROM THE PREMISES. DISPOSE OF IN A SAFE AND LEGAL MANNER.

B. REPLACE AND/OR REPAIR TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT ALL EXISTING PAVING DISTURBED DURING THE COURSE OF THIS WORK. NEW PAVING SHALL BE THE SAME TYPE, STRENGTH, TEXTURE, FINISH, AND BE EQUAL IN EVERY WAY TO THE MATERIAL REMOVED.

3.11 GUARANTEE

THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTling OF BACKFILLED AREAS FOR A PERIOD OF ONE-YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.

SECTION 02840 - PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO PROVIDE AND INSTALL THE PLANTING AND MAINTENANCE INDICATED ON THE CONTRACT DOCUMENTS.

1.02 MAINTENANCE

INCLUDES CONTINUAL MAINTENANCE OF ALL LANDSCAPE WORK INCLUDED IN THE CONTRACT FOR A PERIOD OF NINETY (90) DAYS FROM THE TIME ALL WORK IS COMPLETED AND APPROVED.

1.03 REQUIREMENTS OF REGULATORY AGENCIES

ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.

1.04 SUBMITTALS

A. FURNISH MATERIAL INVOICES INDICATING THE QUANTITIES OF FERTILIZERS, SOIL AMENDMENTS, AND ALL MATERIALS DELIVERED TO THE JOB SITE. MATERIAL INVOICES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING SOIL AMENDMENTS AND APPLYING HYDROSEED MATERIALS.

B. CERTIFICATES SHALL BE PREPARED BY THE SUPPLIER OR DISTRIBUTOR AND SHALL INDICATE THE QUANTITIES AND QUALITIES OF MATERIALS USED.

1.05 PROTECTION

A. CONTRACTOR SHALL CHECK OR LOCATE EXISTING STRUCTURES, ELECTRIC CABLES OR CONDUITS, UTILITY LINES AND OTHER EXISTING FEATURES OR CONDITIONS ABOVE OR BELOW GROUND LEVEL THAT MIGHT BE DAMAGED AS A RESULT OF THE OPERATION. QUESTIONS OR CONFLICTS ARISING OUT OF SUCH EXAMINATION PRIOR TO OR DURING OPERATION SHALL BE IMMEDIATELY DIRECTED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR NECESSARY ACTION OR DECISION BEFORE RESUMING OPERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO COST TO THE OWNER FOR FEATURES OR CONDITIONS DAMAGED THROUGH FAILURE TO COMPLY WITH THE ABOVE PROCEDURES.

B. PROTECT EXISTING TREES AND TREE ROOTS FROM ANY DAMAGE THAT MAY BE CAUSED AS A RESULT OF ANY PLANTING OR IRRIGATION OPERATIONS.

1.06 ALTERNATES

ALTERNATES WILL NOT BE PERMITTED, EXCEPT WHERE INDICATED.

1.07 LANDSCAPE ON-SITE OBSERVATIONS

A. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FORTY-EIGHT (48) HOURS IN ADVANCE FOR ALL REQUIRED ON-SITE OBSERVATIONS. THE FINAL ON-SITE OBSERVATION SHALL REQUIRE SEVEN (7) DAYS ADVANCE NOTICE.

B. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL A COMPLETE WORK SCHEDULE INDICATING TENTATIVE DATES FOR ON-SITE OBSERVATIONS.

C. RECORD DRAWINGS SHALL BE CURRENT AND PRESENT AT THE TIME OF ON-SITE OBSERVATIONS AND SHALL BE UPDATED ON A WEEKLY BASIS.

D. LANDSCAPE ON-SITE OBSERVATIONS SHALL BE REQUIRED FOR THE FOLLOWING PHASES OF WORK:

1. JOB START MEETING.

2. FINISH GRADING -- WHEN ALL FINE GRADING WORK IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE PLANTING.

3. SOIL PREPARATION -- FURNISH CERTIFICATES FOR SOIL AMENDMENTS AT THIS TIME. QUANTITIES MUST BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INCORPORATING INTO SOIL. WHEN ALL SOIL PREPARATION WORK IS COMPLETE NOTIFY THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

4. IRRIGATION SYSTEM REVIEW -- SEE IRRIGATION SECTION.

5. REVIEW PLANT MATERIAL FOR QUALITY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IT DEEMS UNACCEPTABLE AT TIME OF DELIVERY.

6. REVIEW PLANTING DURING THE PLANTING PROCESS.

7. REVIEW PLANTING AFTER INSTALLATION.

8. PRE-MAINTENANCE -- WHEN ALL WORK HAS BEEN COMPLETED A PRE-MAINTENANCE WALK THRU SHALL BE CONDUCTED. CONTRACTOR MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO STARTING THE MAINTENANCE PERIOD.

9. MAINTENANCE -- NOTIFY THE LANDSCAPE ARCHITECT AFTER THE MAINTENANCE PERIOD HAS PROGRESSED FOR THIRTY DAYS FOR A REVIEW OF ALL WORK AND MAKE ALL CORRECTIONS THAT ARE DEEMED NECESSARY.

10. FINAL REVIEW -- AFTER THE NINETY (90) DAY MAINTENANCE PERIOD IS COMPLETE, NOTIFY THE LANDSCAPE ARCHITECT FOR A FINAL REVIEW OF ALL WORK. ALL WORK MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEING DEEMED COMPLETE.

1.09 GUARANTEE

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL DATE OF MAINTENANCE. THIS GUARANTEE IS IN ADDITION TO, AND NOT A LIMITATION OF, OTHER RIGHTS THE OWNER MAY HAVE UNDER THE CONTRACT DOCUMENT.

PART 2 PRODUCTS

2.01 ORGANIC AMENDMENTS

SHALL BE AGROMIN "AGROMEND."

2.02 FERTILIZER

FERTILIZER SHALL BE FIRST GRADE COMMERCIAL QUALITY AS SPECIFIED.

2.03 SOIL

SOIL SHALL BE EXISTING SITE SOIL AS APPROVED BY THE LANDSCAPE ARCHITECT.

2.04 PLANT MATERIAL

A. PLANT QUALITY -- PLANTS SHALL BE FRESH, WELL ESTABLISHED, VIGOROUS, OF NORMAL HABIT AND GROWTH, FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE. PLANTS SHALL HAVE HEALTHY, NORMAL ROOT SYSTEM, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT-BOUND.

B. PLANT SIZES -- THE HEIGHT AND SPREAD OF ALL PLANT MATERIAL SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION WHEN PLANT IS INSTALLED.

C. MULTI-BRANCHED TREES AS NOTED ON THE DRAWINGS SHALL MEAN TREES WITH THREE OR MORE TRUNKS AND ALL TRUNKS SHALL BE EQUAL IN CALIPER.

D. PLANT QUANTITIES -- PLANT MATERIALS SHALL BE FURNISHED IN SIZE, QUANTITIES, SPECIES AND IN THE SPACING AS INDICATED OR NOTED ON THE DRAWINGS. SYMBOLS SHALL TAKE PRECEDENCE OVER PLANT COUNTS, IN CASE OF DISCREPANCY.

E. GROUND COVER MATERIAL SHALL BE PROVIDED IN QUANTITIES ADEQUATE TO FILL THE ENTIRE GROUND COVER AREAS PLANTED FROM FLATS AT THE SPACING INDICATED ON THE PLANTING DRAWINGS.

2.05 MAINTENANCE

MAINTENANCE MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK.

2.07 MULCH

MULCH SHALL BE AGROMIN "WALK ON BARK," CLEAN, CHIPPED, DIMENSIONAL LUMBER, FREE FROM ALL NAILS, OR OTHER HARMFUL MATERIALS AND SHALL HAVE 90% 2" SIZE AND 10% LESS THAN 2" SIZE.

2.08 MIXES

A. BACKFILL MIX FOR ALL TREES SHALL BE 2/3 SITE SOIL TO 1/3 ORGANIC AMENDMENT.

B. SOIL PREPARATION MATERIALS SHALL BE THE FOLLOWING PER 1,000 SQ. FT.:

1. THREE CUBIC YARDS ORGANIC AMENDMENTS.
2. TWO POUNDS OF NITROGEN.
3. TWO POUNDS OF PHOSPHORUS.
4. TWO POUNDS OF POTASSIUM.

PART 3 EXECUTION

3.01 SITE CONDITION

NO PLANT MATERIALS SHALL BE PLANTED UNTIL ALL OPERATIONS IN CONJUNCTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM HAVE BEEN APPROVED BY THE LANDSCAPE ARCHITECT. FINAL GRADES SHALL BE ESTABLISHED AND THE PLANTING AREAS SHALL BE PROPERLY PREPARED AND GRADED.

3.02 GROUND PREPARATION -- ALL AREAS

A. REMOVE FROM SITE DEAD OR DYING SHRUBS, TREES, OR WEEDS WITHIN PROPOSED PLANTING AREAS. WHEN BERMUDA GRASS, NUT GRASS OR ST. AUGUSTINE IS ENCOUNTERED, PLANTS SHALL BE SPRAYED WITH "ROUND-UP" TWO WEEKS PRIOR TO START OF LANDSCAPE WORK THEN REMOVED COMPLETELY.

B. ALL PLANTED AREAS SHALL BE THOROUGHLY CULTIVATED TO A DEPTH OF SIX (6) INCHES TO REDUCE ANY COMPACTION WHICH OCCURS AS A RESULT OF CONSTRUCTION. PROTECT EXISTING TREE ROOTS.

C. STONES OR ROCKS OVER 1" IN SIZE, CONSTRUCTION REFUSE, AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SITE, SAFELY AND LEGALLY DISPOSED OF.

D. APPLY SOIL PREPARATION MATERIALS TO ALL PLANTING AREAS AND THOROUGHLY INCORPORATE INTO THE TOP SIX (6) INCHES OF SOIL.

E. WET SOIL THOROUGHLY AND ALLOW TO SETTLE. REPEAT THIS COMPACTION PROCEDURE UNTIL SOIL IS STABLE ENOUGH TO PERMIT AERATION AND DRAINAGE FOR PLANT MATERIAL.

F. FINISH GRADE ALL PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE READY FOR PLANTING. FINISH GRADE SHALL BE ONE (1) INCH BELOW FINISH GRADE OF ADJACENT PAVED SURFACES UNLESS OTHERWISE NOTED ON DRAWINGS.

3.03 PLANTING -- SHRUBS

A. SHRUB PLANTING SHALL COMPLY WITH DETAILS ON DRAWINGS.

B. MAKE NECESSARY ADJUSTMENTS AND EXCAVATE PITS OF SQUARE OUTLINE AND VERTICAL SIDES FOR ALL PLANTS. SCARIFY SIDES AND BOTTOMS OF ALL PLANT PITS.

C. PROTECT ROOTS OR BALL OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS.

D. IF DIRECTED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL PRUNE PLANTS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE.

E. INSTALL ROOT BARRIER WHERE REQUIRED. INSTALL PER MANUFACTURER'S REQUIREMENTS.

3.04 PLANTING -- GROUND COVER

A. ALL GROUND COVERS SHALL BE WELL ROOTED AND SHALL BE EVENLY SPACED AS INDICATED ON THE DRAWINGS, AND SHALL BE STAGGERED IN ROWS.

B. DIG GOOD SIZED POCKETS FOR PLANTING SO THAT THE ROOT SYSTEM LIES FREE WITHOUT DOUBLING AND SO THAT ROOTS ARE PLANTED VERTICALLY, NOT HORIZONTALLY.

SECTION 02860 - MAINTENANCE

PART 1 GENERAL

1.01 DESCRIPTION

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO CONTINUOUSLY MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT DURING THE PROCESS OF THE WORK, THE MAINTENANCE PERIOD AND UNTIL FINAL ACCEPTANCE OF THE WORK.

1.02 MAINTENANCE PERIOD

AFTER ALL WORK INDICATED ON THE DRAWINGS OR HEREIN SPECIFIED INCLUDING ALL PLANTING AND HYDROSEEDING HAS BEEN COMPLETED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, WEEDING, MOWING, RE-SEEDING, CULTIVATING, SPRAYING, MULCHING, TRIMMING, EDGING, AND/OR ANY OTHER OPERATION NECESSARY FOR THE CARE AND UPKEEP FOR THE PERIOD OF NINETY (30) DAYS AFTER THE AFOREMENTIONED APPROVALS, EXCEPT THAT THE MAINTENANCE PERIOD SHALL BE EXTENDED TO INCLUDE THE TIME NECESSARY TO:

A. MEET THE REQUIREMENTS AND APPROVAL BY THE MUNICIPAL OR COUNTY AGENCY HAVING JURISDICTION.

1.03 REQUIREMENTS OF REGULATORY AGENCIES

ANY REQUIRED SPRAYING WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCIES.

PART 2 PRODUCTS

ALL MATERIALS USED IN CONJUNCTION WITH THE MAINTENANCE WORK SHALL CONFORM TO THE MATERIAL REQUIREMENTS ORIGINALLY SPECIFIED FOR THE WORK. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

PART 3 EXECUTION

3.01 REPLACEMENTS

CONTRACTOR SHALL IMMEDIATELY REPLACE ANY AND ALL PLANT MATERIALS WHICH, FOR ANY REASON, DIE OR ARE DAMAGED WHILE UNDER HIS CARE. REPLACEMENT PLANTS SHALL BE OF THE SAME QUALITY AS THE ORIGINALLY SPECIFIED PLANTS.

3.02 REPAIR

A. DAMAGE TO PLANTING AREAS SHALL BE REPAIRED IMMEDIATELY.

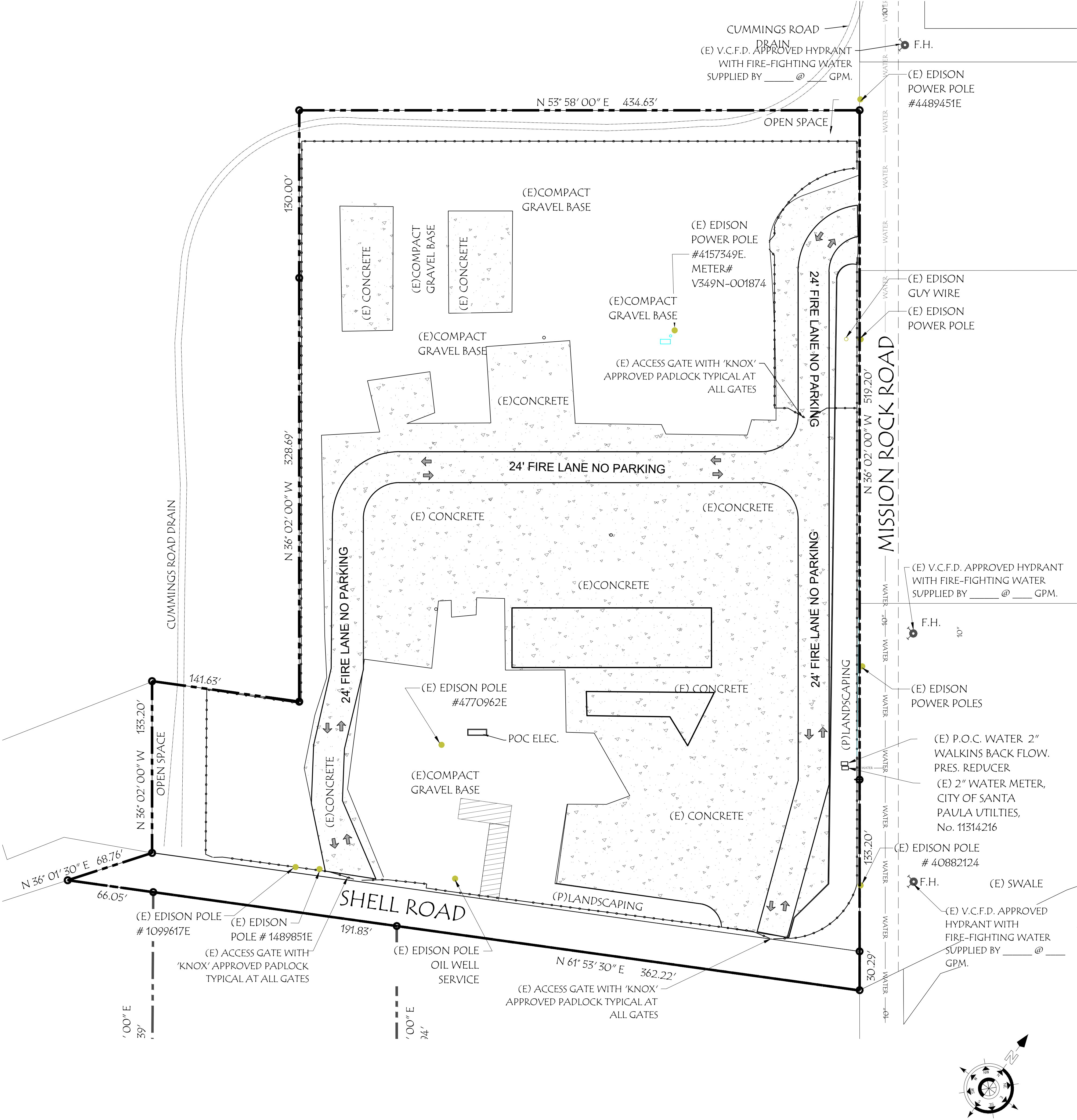
B. DEPRESSIONS CAUSED BY VEHICLES, EQUIPMENT AND FOOT TRAFFIC WILL BE FILLED WITH SOIL, LEVELED AND REPLANTED.

C. EXTERMINATE GOPHERS AND MOLES, REPAIR DAMAGE AS ABOVE.

3.03 CLEAN-UP

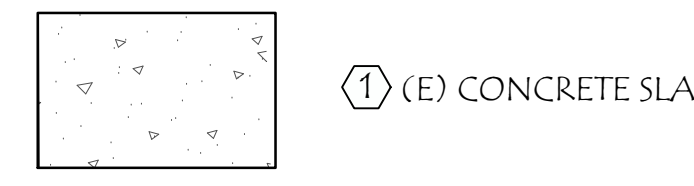
A. ALL PLANTED AREAS SHALL BE KEPT FREE OF DEBRIS AND SHALL BE CULTIVATED AND WEDED AT NOT MORE THAN TEN-DAY INTERVALS.

B. AT COMPLETION OF THE MAINTENANCE PERIOD, ALL AREAS INCLUDED IN THE CONTRACT SHALL BE CLEAN AND FREE OF DEBRIS AND WEEDS. ALL PLANT MATERIALS SHALL BE LIVE, HEALTHY AND FREE OF INFESTATION.



EXISTING STRUCTURES TO REMAIN		
1	(E) CONCRETE SLAB	
2	(E) COMPACTED BASE MATERIAL	
3	(E) OPEN SPACE, CUMMINGS ROAD DRAINAGE CHANNEL	
4	(E) ELECTRICAL SUPPLY POLE AND TRANSFORMER.	
5	(E) 800 AMP MAIN SERVICE	
6	(E) 400 AMP MSB	
7	(E) 7' CHAIN LINK SECURITY FENCING WITH SCREENING, EAST, NORTH SIDE OF SITE	
8	(E) 7' CHAIN LINK SECURITY FENCING WITHOUT SCREENING, WEST SIDE OF SITE	
9	(E) 7' SOLID METAL SECURITY FENCING, EAST AND SOUTH SIDE OF SITE	
10	(E) POLE LIGHT SECURITY LIGHTING	
11	(E) 2" WATER SERVICE, METER # 11314216 WITH BACK-FLOW / PRESSURE REDUCER, P.O.C.	
12	(E) V.C.F.D. APPROVED HYDRANT WITH FIRE-FIGHTING WATER.	
13	(E) SIGN WITH STREET ADDRESS TO REMAIN WITH NEW BUSINESS NAME	
14	(E) 20' MIN. WIDTH ACCESS GATE WITH V.C.F.D. 'KNOX' APPROVED PADLOCK TYPICAL AT ALL GATES.	
16	(E) OIL WELL WITH LONG TERM LEASE, DOC No. 20041209-0326578 EASEMENT AGREEMENT	
17	(E) 2" WATER METER, NUMBER 11314216, CITY OF SANTA PAULA UTILITIES	
18	(E) SHELL ROAD, 30' WIDE ROAD EASEMENT, BK 1777 PG 202 OF O.R.	
19	(E) 10' WIDE PIPELINE EASEMENT, INSTRUMENT No. 2004-0326583 OF O.R. (SHEET A2.0)	
20	(E) 5' WIDE WATER PIPELINE EASEMENT, INSTRUMENT No. 94-078994 OF O.R. (SHEET A2.0)	
21	(E) CONCRETE WASH OUT SLABS / LOADING DOCKS	
PROPOSED STRUCTURES		
N20	(N) LANDSCAPING PER SHEET A4.0	
N21	(N) BIO-3, VEGETATED SWALE PER SHEET A6.0	
N22	(N) INFILTRATION TRENCH PER SHEET A6.0	

CONCRETE SLAB LEGEND

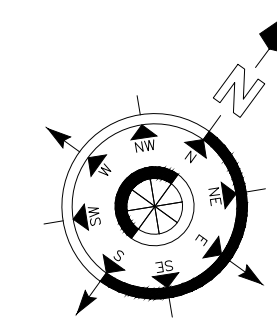
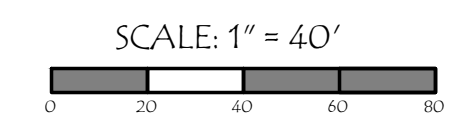


FIRE DEPARTMENT NOTES

FIRE ACCESS LANES:
24' FIRE LANES WILL COMPLY WITH THE VENTURA COUNTY FIRE STANDARD 501, FIRE APPARATUS ACCESS, CHAPTER 6, COMMERCIAL AND / INDUSTRIAL FIRE ACCESS REQUIREMENTS.

GATES:
(E) ALL VEHICULAR ACCESS GATES ARE 20' MINIMUM WIDTH MANUAL GATE THAT WILL BE FITTED WITH A WEATHERPROOF 'KNOX' APPROVED PADLOCK.

PROPOSED FIRE LANE PLAN



REVISIONS

PLANNING SERVICES
GENERAL ENGINEERING
& BUILDING CONTRACTORS

R.W.C. LLC

SANTA PAULA, CA Lic# 716695

1075 7TH STREET, LLC
CONTRACTORS STORAGE YARD
815 MISSION ROCK ROAD
SANTA PAULA, CA 93060
APN 099-0-060-565

FIRE DEPARTMENT
ACCESS AND TRAFFIC
FLOW PLAN

STAMP

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W.L.

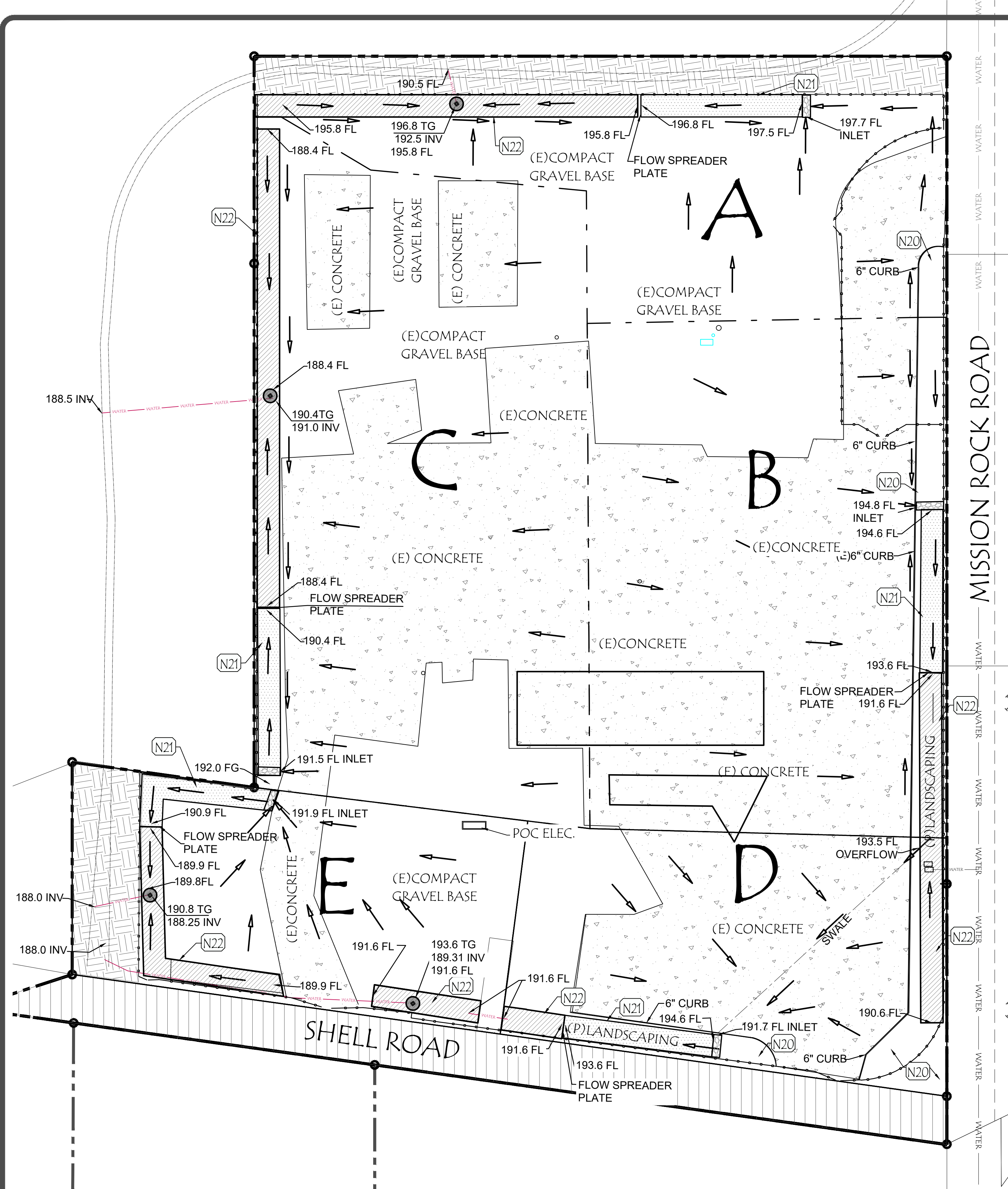
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DATE
SEPT. 9, 2024

SCALE
AS NOTED

SHEET

A5.0



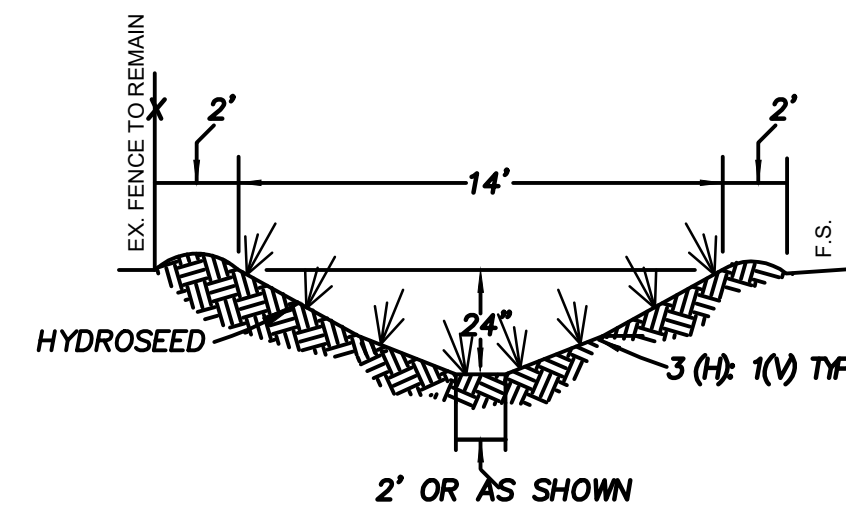
INFILTRATION TRENCH DRAINAGE AREAS

IMPERVIOUS AREA ANALYSIS

TOTAL SITE AREA: 303,220 SQ. FT. (6.96 ACRES) GROSS,
17,613 SQ. FT. (0.40 ACRES) SHELL ROAD EASEMENT
285,607 SQ. FT. (6.56 ACRES) NET (PROJECT AREA)

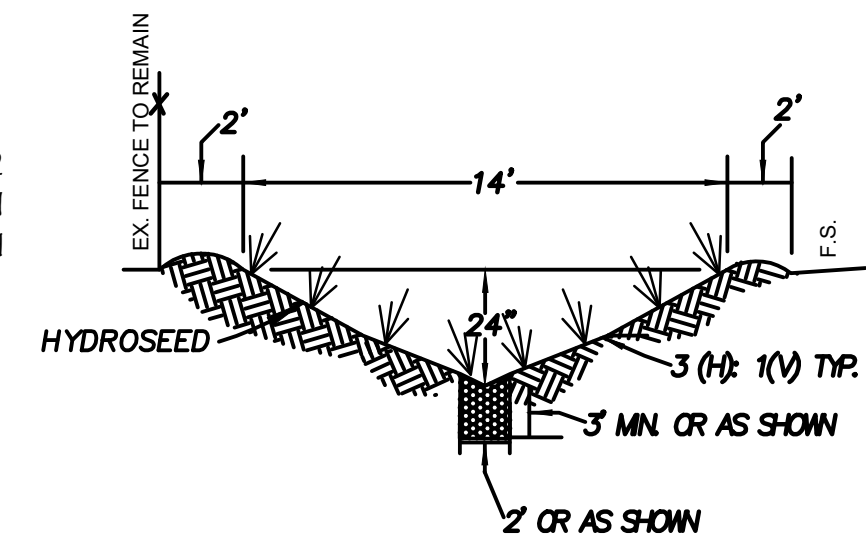
IMPERVIOUS AREA (PAVING & COMPACTED BASE): 236,840 SQ. FT. (5.44 ACRES) 83%
PERVIOUS AREA (LANDSCAPING, BMP'S, OPEN SPACE): 48,767 SQ. FT. (1.12 ACRES) 17%

PROPOSED BIO-3
VEGETATED SWALE



BIO-3, VEGETATED SWALE
CONSTRUCT PER VCTGM BIO-3: VEGETATED SWALE

PROPOSED INF-2
INFILTRATION
TRENCH



INF-2, INFILTRATION ROCK TRENCH
CONSTRUCT PER VCTGM INF-2: INFILTRATION TRENCH

LEGEND

- (E) V.C.F.D. APPROVED HYDRANT WITH FIRE FIGHTING WATER
- SURFACE DRAINAGE FLOW DIRECTION

EXISTING

- (E) CONCRETE SLAB
- (E) BASE MATERIAL
- (E) OPEN SPACE, CUMMINGS ROAD DRAINAGE CHANNEL

PROPOSED

- (N20)(P) LANDSCAPE AREA, PER SHEET A4.0.
- (N21)(P) BIO-3, VEGETATED SWALE, PER SHEET A6.0
- (N22)(P) INF-2, INFILTRATION TRENCH, PER SHEET A6.0

SITE DRAINAGE LEGEND:

- 3' x 3' STORM DRAINS
- 10" HDPE UNDERGROUND STORM DRAIN @ 0.5% SLOPE
- DRAINAGE PATTERN

BIO-3 AND INF-2 SPECIFICATIONS :

AREA	LENGTH	BOTTOM WIDTH	LOGNITUDIAL SLOPE	"Z" SIDE SLOPE Z(H) : 1(V)	DEPTH OF ROCK TRENCH dt	DEPTH OF PONDING dp	OUTFLOW DEVICE
A	LF	FT	%		FT	FT	
BIO-3	100	2	0.7%	3	NA	NA	
INF-2	240	2	0.0%	3	3	1	3' X 3' CATCH BASIN
B							
BIO-3	105	2	1.0%	3	NA	NA	
INF-2	220	4	0.0%	3	4	2	SWALE
C							
BIO-3	109	3	1.0%	3	NA	NA	
INF-2	300	3'-4"	0.0%	3	4	2	3' X 3' CATCH BASIN
D							
BIO-3	100	2	0.7%	3	NA	NA	
INF-2	120	3	0.0%	3	4	2	3' X 3' CATCH BASIN
E							
BIO-3	100	2	1.0%	3	NA	NA	
INF-2	166	2	0.0%	3	5	1	3' X 3' CATCH BASIN

NOTE: CONSTRUCTION OF BIO-3 VEGETATED SWALE AND INF-2 INFILTRATION TRENCHES PER THE 2018 VENTURA COUNTY TECHNICAL GUIDANCE MANUAL.

BMP AREA CALCULATION SUMMARY TABLE

										1-8 "C"								
BMP #	BMP TYPE	AREA NAME	1-1 Proj Area	1-1 Proj Area	1-3 EIA 5%	TIA	1-5 TIA	1-4 Imp	1-6 Aretain	Catc Runoff Coeff	INF-2 1-11 SQDV	3-7 Inf-2 Surface Area "At	Rainfall Intensity I	BIO-3 SQDF=CIA (I=0.2 in/hr)			*Q100 yr = {q-100 yr * Proj. Area}	V _{100-yr} (per Mannings Calc Shts)
			SF	Ac	Ac	SF	Ac	%	Ac		CF	SF	in/hr	CFS	Ac	%	CFS	ft/sec
#1	A & B	A	51,676	1.19	0.06	34,290	0.79	0.66	0.73	0.63	1,202	479	0.20	0.15	0.40	34%	5.58	2.29
#2	A & B	B	72,367	1.66	0.08	67,294	1.54	0.93	1.46	0.88	3,358	877	0.20	0.29	0.12	7%	7.79	2.85
#3	A & B	C	84,467	1.94	0.10	77,342	1.78	0.92	1.68	0.87	3,820	997	0.20	0.34	0.16	8%	9.10	2.9
#4	A & B	D	39,936	0.92	0.05	31,184	0.72	0.78	0.67	0.74	1,296	338	0.20	0.14	0.20	22%	4.31	2.8
#5	A & B	E	37,161	0.85	0.04	26,730	0.61	0.72	0.57	0.68	1,013	322	0.20	0.12	0.24	28%	3.99	2.38
			285,607	6.56		236,840	5.44											

BMP Treatment and Infiltration Type
A BIO-3 Vegetated Swale per VCTGM
B Inf-2, Infiltration Trench per VCTGM

* q-100 yr = C1 = .9199 * 5.10 = 4.69 cfs/ac (Per VCWPD Mod Rat Calc's Included in drainage report)

** Area B overflows through Area D, so the Q100's were combined for area D V100 calculation: QB-100 + QD-100 = 7.79 + 4.31 = 12.10 cfs

REVISIONS



STAMP

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W.L.

CHECKED

DATE
SEPT. 9, 2024

SCALE
AS NOTED

SHEET

EXHIBIT 4

CONSISTENCY WITH THE VENTURA COUNTY GENERAL PLAN FOR CONTRACTORS' SERVICE AND STORAGE YARD, PLANNED DEVELOPMENT (PD) PERMIT, CASE NO. PL24-0100

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8111-1.2.1.1.a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

The proposed project would authorize a contractors' service and storage yard located at 815 Mission Rock Road near the intersection of Mission Rock Road and Shell Road, near the city of Santa Paula, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers that constitutes the project site are 099-0-060-595 and 099-0-060-605.

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*.

- 1. WR-1.12 and WR-2.2: Water Quality Protection for Discretionary Development:** *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

Staff Analysis: The proposed project would authorize a contractors' service and storage yard and would not include any physical structures or substantial changes to the site. However, the project would include installation of additional perimeter landscaping and hardscape improvements to allow for proper onsite water drainage. Best Management Practices (BMPs) would be implemented conforming with the Ventura County Storm-Water Quality Program Post-Construction Storm-Water Management Plan. No potential impacts to water resources and no additional impervious area, physical changes or increase in water usage would be

proposed as a result of implementation of the proposed project. Additionally, the project is conditioned (Condition No. 1, Exhibit 5) to restrict access to the existing pipeline connecting to the City of Oxnard's Wastewater Treatment Plant.

Based on the discussion above, the project is consistent with General Plan Policies WR-1.12 and WR-2.2.

2. **WR-1.2 Watershed Planning:** *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

WR-F Discretionary Development Review for Adequate Water and Wastewater: *The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water.*

PFS-1.7 Public Facilities, Services, and Infrastructure Availability: *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

PFS-4.1 Wastewater Connections Requirement: *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

PFS-5.3 Solid Waste Capacity: *The County shall require evidence that adequate capacity exists within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving discretionary development.*

Staff Analysis: Water to the project site is provided by the City of Santa Paula via United Water Conservation District and wastewater service provided by Ventura County Regional Sanitation District. Implementation of the project would not generate new service demands. Additionally, the project is prohibited from using and accessing the existing wastewater pipeline by the Permittee or any future operator of the contractors' service and storage yard (Condition No. 1, Exhibit 5).

Furthermore, the Public Works Agency (PWA) Integrated Waste Management Division reviewed the proposed project and confirmed that sufficient solid waste capacity exists to support the project. Finally, the PWA Watershed Planning and Permits Section reviewed and conditioned the PD permit to comply with the Ventura County Floodplain Management Ordinance and PWA Water Quality Section condition the PD permit to comply with the Ventura County Stormwater Program (Condition Nos. 24 through 28, Exhibit 5).

Based on the discussion above, the proposed project is consistent with General Plan Policies WR-1.2, WR-1.11, WR-F, PFS-1.7, PFS-4.1, and PFS-5.3.

- 3. PFS-11.4 Emergency Vehicle Access:** *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

PFS-12.4 Consistent Fire Protection Standards for New Development: *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

CTM-2.28 Emergency Access: *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by-project basis to guarantee continued emergency service operations and service levels.*

Staff Analysis: The Ventura County Fire Protection District (VCFPD) reviewed the proposed project and recommended conditions that would be included with the project to ensure ongoing compliance with all VCFPD requirements and regulations (Exhibit 5, Condition Nos. 29 through 34). The proposed conditions would require the Permittee to submit a Fire Code Permit, ensure that all fire access roads and drive aisles are a minimum of 25 feet wide, and that the turnaround and access gate to the site remains in compliance with standards.

Based on the discussion above, the proposed project is consistent with General Plan Policies PFS-11.4, PSF-12.4, and CTM-2.28.

- 4. LU-16.1 Community Character and Quality of Life:** *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

LU-16.2 Urban Design Standards for Commercial and Industrial Development: *The County shall require that discretionary commercial and industrial developments maintain high standards of urban design and*

environmental quality by incorporating compact form, maximizing pedestrian access and safety, and minimizing land use conflicts and traffic congestion.

LU-16.10 Visual Access for Rural Development: *The County shall encourage discretionary development in rural areas to maintain views of hillsides, beaches, forests, creeks, and other distinctive natural areas through building orientation, height, and bulk.*

HAZ-9.2 Noise Compatibility Standards: *The County shall review discretionary development for noise compatibility with surrounding uses.*

Staff Analysis: The project would not propose construction of any structures or buildings on site. The site is surrounded by an existing solid seven-foot-high security fence and gates behind existing landscaping along Mission Rock Road and Shell Road. The project site is located amongst other M3 (General Industrial) zoned parcels with similar approved uses on them. Staff has determined that the proposed contractors' service and storage yard would be compatible with neighboring uses. Additionally, pursuant to Section 8105-5 of the Ventura County NCZO, a PD permit would be required to allow the proposed use in the M3 zoning district. The project would not involve noise sensitive or noise generating uses.

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-16.1, LU-16.2, LU-16.10 and HAZ-9.2.

- 5. LU-11.3 Design:** *The County shall require new commercial and industrial developments to be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximize pedestrian and vehicle safety, reduce vehicle miles traveled (VMT), encourage electric vehicle charging, and minimize the land use conflicts and traffic congestion. The County shall require that commercial and industrial discretionary development is designed to provide adequate buffering (e.g., walls, landscaping, setbacks) and operational conditions (e.g., hours of operation, and scheduling of deliveries) to minimize adverse impacts (e.g., noise, glare, and odors) on adjoining and adjacent residential areas.*

The proposed project would be located adjacent to other contractors' service and storage yards and similar General Industrial uses as would be authorized within the M3 zoning district. The design of the project would provide sufficient off-street parking and loading areas and would produce 197 average daily trips (ADT), a less than significant degree of impact per established County thresholds. The project proposes that equipment would be dropped off and picked up between the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. The facility would be closed Sunday. The PD permit would be subject to conditions of approval (Exhibit 5) to ensure ongoing compatibility with the design of neighboring land uses.

Based on the discussion above, the project is consistent with General Plan Policy LU-11.3

- 6. HAZ-2.6 Recordation of Notice of Dam Inundation Hazard:** *The County shall require the recordation of a Notice of Dam Inundation Hazard with the County Recorder for new discretionary entitlements (including subdivisions and land use permits) within areas subject to flooding from a dam breach as identified by the California Department of Water Resources Dam Inundation Maps. Evidence of a federally held flowage easement can be used as well.*

Staff Analysis: The project site is located within an area subject to flooding as determined by FEMA. As such, a condition of approval will be included with the project requiring the property owner to record a Dam Inundation Hazard Notice (Exhibit 5, Condition No. 37). The Notice shall inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to potential flooding hazard.

Based on the discussion above, the proposed project is consistent with General Plan Policy HAZ-2.6.

EXHIBIT 5

DRAFT CONDITIONS OF APPROVAL FOR CONTRACTORS' SERVICE AND STORAGE YARD PLANNED DEVELOPMENT PERMIT, CASE NO. PL24-0100

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

Planning Division Conditions

1. Project Description

This Planned Development (PD) permit is based on and limited to compliance with the project description stated in this condition below, exhibits 2 through 5 of the Planning Director hearing on March 27, 2025, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The PD permit authorizes a Contractors' Service and Storage Yard. The storage yard shall be located over all existing paved areas on the project site and behind existing perimeter fencing. Storage of equipment shall not be located over any existing unpaved areas on the project site. The project shall also include installation of additional perimeter landscaping and hardscape improvements to allow for proper onsite water drainage to conform with the Ventura County Storm-Water Quality Program Post-Construction Storm-Water Management Plan. Equipment shall be dropped off and picked up between the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday. The facility shall be closed Sunday. No buildings, other structures or grading are authorized, and no employees or persons shall be onsite unless dropping off/picking up equipment. The existing oil and gas well within a fenced lease area, utility power poles, security lighting, security perimeter fencing, paved areas, business sign, and wastewater pipeline shall be retained. The project is prohibited from using and accessing to the oil and gas well or the wastewater pipeline by the Permittee or any future operator of the contractors' service and storage yard.

County of Ventura
Planning Director Hearing
March 27, 2025
Case No. PL24-0100
Exhibit 5 – Draft Conditions of Approval

The project site is currently vacant with no permitted use. Remaining ancillary equipment, materials, and structures from the previous use as a wastewater treatment facility shall be salvaged, demolished and/or completely removed as authorized by a zoning clearance (ZC24-0344) and building permit (BP24-01073), both issued by the County of Ventura on April 16, 2024.

Access to the project site shall be provided by a Mission Rock Road, a private road, connecting to Pinkerton Road. The Ventura County Regional Sanitation District shall continue to provide sewer service to the project site. Groundwater water shall continue to be provided by the City of Santa Paula via United Water Conservation District.

The use and maintenance of the property, the size, shape, arrangement, and location of parking and landscape areas shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Days and Hours of Operation

Purpose: In order to comply with the project description, it is necessary to limit the days and hours of operation of the approved use.

Requirement: Access to the contractors' service and storage yard shall be limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday and closed on Sunday. The Permittee shall post the hours of operation in an obvious location that can be seen by vendors and/or truck hauling operators. The signage must be made of weatherproof and permanent material and comply with the Ventura County Non-Coastal Zoning Ordinance (Article 10).

Documentation: The Permittee shall provide the Planning Division with photographic documentation that the hours of operation have been posted as required pursuant to this condition.

Timing: The Permittee shall post the hours of operation prior to the issuance of Zoning Clearance for use inauguration. The Permittee shall maintain the posted hours of operation for the life of the permit.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance by the Permittee with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Required Improvements for PD Permit

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required on-site improvements for the Project, including paving, parking, and landscaping are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit

all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file.

Timing: Prior to the issuance of a Zoning Clearance for use inauguration, the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director allows the Permittee to provide financial security and a final executed agreement, approved by County Counsel is in place that ensures completion of such improvements, the Permittee shall complete all required improvements prior to use of the site. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

5. PD Permit Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to

determine if the proposed activity requires a modification of this PD permit. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD permit modification is required. If a PD permit modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Sections 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387), as amended from time to time.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD permit and/or commencement of construction and/or operations under this PD permit shall constitute the Permittee's formal agreement to comply with all conditions of this PD permit. Failure to abide by and comply with any condition of this PD permit shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the PD permit conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this PD permit.

The Permittee is responsible for being aware of and complying with the PD permit conditions and all applicable federal, state, and local laws and regulations.

7. Documentation Verifying Compliance with Other Agencies' Requirements Related to this PD Permit

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this PD permit.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD permit) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of PD Permit Requirements and Retention of PD Permit Conditions

Purpose: To ensure full and proper notice of these PD permit conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this PD permit.

Documentation: The Permittee shall maintain a current set of PD permit conditions and exhibits.

Timing: Prior to issuance of a Zoning Clearance for use inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

9. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a "Notice of Land Use Entitlement" form and the conditions of this PD permit with the deed for the subject property that notifies the current and future property owner(s) of the conditions of this PD permit.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a "Notice of Land Use Entitlement" form furnished by the Planning Division and the conditions of this PD permit, with the property that is subject to this PD permit.

Documentation: Recorded "Notice of Land Use Entitlement" form and conditions of this PD permit.

Timing: The Permittee shall record the "Notice of Land use Entitlement" form and conditions of this PD permit, prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded "Notice of Land Use Entitlement" form and conditions of this PD permit to Planning Division staff to be included in the Project file.

10. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (Section 8114-3) related to this PD permit. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

- b. **Establishment of Revolving Compliance Account:**

Within 10 calendar days of the effective date of the final decision approving this PD permit, the Permittee shall submit the following deposit and reimbursement agreement to the Planning Director:

- (1) A payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs associated with condition compliance review, monitoring, and enforcement activities described in 10.a (above), and any duly-imposed civil administrative penalties regarding this. The Permittee shall replenish such account to the above-stated amount within 10 calendar days after receiving notice of the requirement to do so from the Resource Management Agency.
- (2) An executed reimbursement agreement, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties,

subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this PD permit. The Permittee shall have the right to challenge any charge or penalty prior to payment.

11. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this PD permit. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this PD permit, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this PD permit, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD permit serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

12. Invalidation of Condition(s)

If any of the conditions or limitations of this PD permit are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining PD permit conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this PD permit, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This PD permit shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this PD permit, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this PD permit may be revoked.

13. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this PD permit, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 10 (above), if the County hires a consultant to review any work undertaken by the Permittee or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

14. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this PD permit.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

15. Reporting of Major Incidents

Purpose: To ensure that the Planning Director is notified of major incidents associated with, or resulting from, the Project.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, and/or voicemail of any incidents (e.g., fires, explosions, or spills) that could pose a hazard to life or property inside or outside the Project Site.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of receiving the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the Project file.

16. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer, and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s) of the permitted uses acknowledging and agreeing to comply with all conditions of this PD permit.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Landscaping and Screening

Purpose: To comply with the County's landscaping and screening requirements set forth in NCZO Sections 8106-8.2 and 8109-0.6.4.

Requirement: The Permittee shall retain a landscape architect to prepare a landscape plan that complies with the requirements of this condition and the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO).

Landscaping Objectives: The Permittee must install and maintain landscaping and screening that serves the following functions:

- a. Screens undesirable views. The Permittee must install landscaping and screening to screen the contractors' service and storage yard from Mission Rock Road and Shell Road.
- b. Ensures compatibility with community character. The Permittee must install landscaping that visually integrates the development with the character of the surrounding community.

- c. Retains and treats stormwater. The Permittee must install landscaping that retains and treats stormwater as required pursuant to Condition No. 1 of this PD permit.

Landscaping Design: The Permittee shall design all landscaping such that the landscaping requires minimal amounts of water and uses required water efficiently, in accordance with the water efficiency requirements of the Landscape Design Criteria and must achieve the following design objectives:

- a. Create Viable Growing Environment. The landscape design must address the needs of the plants to ensure their health, long-term viability, and protection.
- b. Species Diversity. The landscape plan must integrate a variety of plant species, heights, colors, and textures, as appropriate given the size of the landscape.

Documentation: The Permittee shall submit one set of a draft landscape plan to the Planning Division for review and approval. A California registered landscape architect (or other qualified individual as approved by the Planning Director) shall prepare the landscape plan, demonstrating compliance with the requirements set forth in this condition (above). The landscape architect responsible for the work shall stamp the plan. After landscape installation, the Permittee shall submit to Planning Division staff a statement from the project landscape architect that the Permittee installed all landscaping as shown on the approved landscape plan. Prior to installation of the landscaping, the Permittee must obtain the Planning Director's approval of any changes to the landscape plans that affect the character or quantity of the plant material or irrigation system design.

Timing: The Permittee shall submit the landscape plan to the Planning Division for review and approval prior to issuance of a Zoning Clearance for construction and shall be installed prior to the issuance of a Zoning Clearance for use inauguration. Landscaping installation and maintenance activities shall occur according to the timing requirements set forth in Section 8106-8.2.8 of the Non-Coastal Zoning Ordinance.

Monitoring and Reporting: Landscaping shall be maintained for the life of the permit. Monitoring activities, and enforcement activities shall occur according to the procedures set forth in Section 8106.8.2.8 of the Non-Coastal Zoning Ordinance. The Planning Division maintains the landscape plans and statement by the landscape architect in the Project file.

18. Recordation of Voluntary Lot Merger

Purpose: To comply with the Ventura County Subdivision Map Act and ensure all development occurs on a legal lot.

Requirement: The Permittee shall, with the assistance of the Ventura County Resource Management Agency (RMA) Planning Division and the Ventura County Surveyor's Office, record a Voluntary Lot Merger.

Documentation: A Voluntary Lot Merger application shall be submitted by the Permittee to the Ventura County Planning Division, reviewed for technical accurateness by the Ventura County Surveyor's Office and returned to the Planning Division for final processing. The Permittee shall record the Voluntary Lot Merger with the County Clerk and Recorder's Office.

Timing: The Voluntary Lot Merger shall be recorded with the County Clerk and Recorder's Office prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Voluntary Lot Merger shall be maintained in the files of the County Clerk and Recorder's Office and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.

Environmental Health Division

19. General Vector Control – Mosquito Breeding

Purpose: To ensure site does not contribute to the harborage and/or breeding of potential vectors of disease or create a public nuisance.

Requirement: Manage standing water onsite so it will not create mosquito breeding sources.

Timing: The Permittee shall maintain the Project site so as not to contribute to the harborage and/or breeding of mosquitos, nor the creation of a public nuisance throughout the life of the Project.

Monitoring and Reporting: Ventura County Environmental Health Division staff respond to, and maintain records of, any complaints received which relate to mosquito breeding at the site.

PUBLIC WORKS AGENCY (PWA) CONDITIONS

Engineering Services, Grading Division

20. Grading Permit

Purpose: In order to ensure the Permittee performs all grading in compliance with Appendix J of the Ventura County Building Code.

Requirement: The Permittee shall submit a grading plan showing existing and proposed elevations to the Public Works Agency's Land Development Services Division for review and approval. If a grading permit is required, a civil engineer registered in the State of California must prepare and submit the grading plans, geotechnical and hydrology reports as necessary, to Land Development Services Division for review and approval. The Permittee must post sufficient surety in order to ensure proper completion of the proposed grading.

Documentation: If a grading permit is required, all deposits, fees, and materials detailed on Public Works Agency Grading Permit Submittal Checklist, must be submitted to Land Development Services Division for review and approval.

Timing: All applicable documentation, as specified above, must be submitted for review prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: Public Works Agency staff will review grading plans and reports for compliance with Ventura County codes, ordinances and standards, as well as state and federal laws. Public Works Agency inspectors will monitor the proposed grading to verify that the work is done in compliance with the approved plans and reports.

21. Drainage Plan

Purpose: To ensure runoff is discharged in accordance with Ventura County Building Code, Ventura County Public Works Agency, Watershed Protection District, national and state standards.

Requirement: The Permittee shall submit drainage plans and hydrologic and hydraulic calculations, which are prepared by a civil engineer registered in the State of California, to the Public Works Agency's Land Development Services Division for review and approval.

Documentation: Drainage plans and hydrologic and hydraulic calculations shall address the following: quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, debris basins, detention facilities, and drainage courses and mitigation measures devised to manage the drainage. The hydrologic and hydraulic calculations shall be in compliance with the Ventura County Watershed Protection District's hydrology and design manuals. Detention facilities shall be provided such that proposed developed condition stormwater peak discharge rates do not exceed existing/predevelopment conditions. The hydrologic and hydraulic calculations shall demonstrate that structure pads will be protected from flooding based on a one percent annual chance storm.

Timing: All documentation, as specified above, must be submitted for review by Public Works Agency prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: Public Works Agency staff will review drainage plans and hydrologic and hydraulic calculations for compliance with state and federal laws, as well as Ventura County codes, ordinances and standards. Public Works Agency inspectors will monitor the construction to verify that the work is done in compliance with the approved plans and reports.

Advanced Planning, Roads and Transportation Division**22. Traffic Impact Mitigation Fee**

Purpose: To address the cumulative adverse impacts of traffic, the City of Santa Paula requires that Ventura County Public Works Agency – Roads and Transportation (VCPWA-RT) collect a Traffic Impact Mitigation Fee (TIMF).

Requirement: The Permittee shall deposit with VCPWA-RT a TIMF. The trip generation rate and TIMF will be calculated based on the Permittee's information. The Permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering New Record Construction Cost Index.

Based on the Permittee's information: The TIMF due to the City of Santa Paula shall be transferred to the City within 30 calendar days in accordance with the reciprocal traffic mitigation agreement between the City of Santa Paula and the County of Ventura:

$$\text{\$52,643.64} = 147 \text{ ADT}^{**} \times \text{\$358.12}^{***} / \text{ADT}$$

Notes:

1. **197 ADT per Permittee's information or plan or traffic study Associated Traffic Engineers dated November 22, 2024 subtracting the 50 ADT originally paid per TIMF 14-0023 on February 21, 2014.

2. ***City TIMF for Santa Paula Traffic District TD #2

Documentation: The Permittee shall come to the VCPWA – RT counter, complete the TIMF Form and pay the TIMF.

Timing: This condition shall be met prior to the issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The VCPWA-RT will review and approve the payment of the TIMF.

Integrated Waste Management Division**23. Refuse, Organic Waste, and Recycling Requirement**

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code pertaining to the diversion of recyclables and organic waste materials generated by this project from local landfills through recycling, reuse, salvage, or compost.

Requirement: Ventura County Ordinance Code Division 4, Chapter 7, Article 3, Section 4770-4 requires the Permittee to work with a County franchised solid waste hauler who will determine the level of service required to divert recyclables and organic waste generated by their project from local landfills. For a complete list of County franchised solid waste haulers, go to:

<https://www.vcpublicworks.org/wsd/iwmd/businessrecycling/>

Documentation: The Permittee must maintain copies of bimonthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide Ventura County Public Works Agency's Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow Water & Sanitation staff to perform a free, on site, waste audit to verify recyclable materials and organic waste generated by their business are being diverted from the landfill.

Watershed Planning and Permits Section

24. Floodplain Development Permit

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.

Requirement: The Permittee shall obtain a Floodplain Development Permit from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Floodplain Development Permit issued by the Public Works Agency Floodplain Manager.

Timing: The Floodplain Development Permit shall be obtained by the Permittee prior to issuance of a Zoning Clearance for use inauguration or building permit. If a building permit is not required, the Floodplain Development Permit shall be required prior to ground disturbance.

Monitoring and Reporting: A copy of the approved Floodplain Development Permit shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

25. Elevation Certificate

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.2 and HAZ-2.5 by obtaining an elevation certificate.

Requirement: The Permittee shall provide Elevation Certificate for each permitted structure.

Documentation: The Elevation Certificate(s) prepared by a licensed Civil Engineer or Licensed Public Land Survey.

Timing: The Elevation Certificate(s) shall be prepared prior to occupancy of any future structure.

Monitoring and Reporting: A copy of the approved Elevation Certificate(s) shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

Water Quality Section

26. Compliance with Post construction Stormwater Management Plan

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the proposed project will be subject to post construction requirements for surface water quality and stormwater runoff. In accordance with Part 4.E., "Planning and Land Development Program", of the Permit, the application must include performance criteria defined in Section III, Part 4.E of the Permit and in the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, 2018 Errata Update (TGM), or as amended.

Requirement: The proposed project shall meet performance criteria defined in Section III of Part 4.E of the Permit and in the TGM.

Documentation: The Permittee shall submit the following items to the Public Works Agency County Stormwater Program (CSP) for review and approval:

- i. A drainage study or a water quality design report, prepared and stamped by a California licensed civil engineer, that addresses the following items to meet TGM requirements for post construction control measure design:
 - a. Project location;
 - b. Project description, including indication of the purpose of the facility and if the project is new development or redevelopment, as defined by the TGM;
 - c. Disturbed area for construction;
 - d. Amount of existing impervious surface, as defined by the TGM, and proposed impervious surface to be created/added/replaced;

- e. Average existing slopes on site to be graded;
 - f. Post construction stormwater management plan (PCSMP) output from the applicable sections of the TGM Tool; and
 - g. Post construction control measure sizing calculations.
- ii. A complete site plan, prepared and stamped by a California licensed civil engineer or land surveyor, that accurately delineates drainage areas, environmentally sensitive areas, open space preservation areas, impervious areas, natural hydrologic features, locations of discharges, topography, potential pollutant areas, and the location and types of post construction control measures. In addition, applicable post construction control measure details and a drawing detail verifying that the installation of the PCSMP will meet performance criteria defined in Section III of the Part 4.E of the Permit and in the TGM, prepared and stamped by a California licensed civil engineer or architect.
 - iii. A geotechnical report, prepared and stamped by a California licensed geotechnical engineer or geologist, including infiltration testing results or technical infeasibility analysis, as defined in the TGM.

Timing: The above listed items shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and the TGM. Building inspectors will conduct inspections during construction to ensure that the installation is consistent with the approved plans. CSP staff will conduct a final inspection to verify that post construction stormwater management controls were installed in compliance with the PCSMP and other applicable standards, specifications, and regulations prior to approving and/or signing off for issuance of the certificate of occupancy for the proposed project.

27. Post construction Stormwater Management Plan (PCSMP) Management Plan and Agreement

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit) Part 4.E., "Planning and Land Development Program", and the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, 2018 Errata Update (TGM), or as amended.

Requirement: The Permittee shall provide a maintenance plan and annual verification of ongoing maintenance for the required post construction stormwater management plan (PCSMP) controls, in accordance with Part 4.E., "Planning and Land Development Program" of the Permit and the TGM.

Documentation: The Permittee shall submit the following items to the Public Works Agency County Stormwater Program Section (CSP) for review and approval:

- i. A maintenance agreement (i.e., the County's "Covenant for Maintenance of Post Construction Stormwater Management Control System" template, available at [https://www.onestoppermits.vcrma.org/departments/stormwater program](https://www.onestoppermits.vcrma.org/departments/stormwater%20program)) signed by the property owner, including a signed statement accepting responsibility for maintenance of the PCSMP control(s). The statement must include written verification that all PCSMP controls will be properly maintained. At a minimum, this statement shall include the following:
 - a. Written conditions in the sales or lease agreement, which require the property owner or tenant to assume responsibility for the PCSMP control maintenance and annual inspection;
 - b. Written text in project covenants, conditions, and restrictions ("CCRs") to the applicable homeowner's association; or
 - c. Any other legally enforceable agreement or mechanism that assigns PCSMP maintenance responsibility.
- ii. A maintenance plan (i.e., Exhibit C of the County's "Covenant for Maintenance of Post Construction Stormwater Management Control System" template, available at [https://www.onestoppermits.vcrma.org/departments/stormwater program](https://www.onestoppermits.vcrma.org/departments/stormwater%20program)) for the proposed PCSMP shall be prepared in accordance with Section 7 and Appendix I of the TGM. The plan shall at a minimum include the following:
 - a. The location of each PCSMP control;
 - b. The maintenance processes and procedures necessary to provide for continued operation and optimum performance;
 - c. A checklist for device inspection and maintenance;
 - d. A timeline for all maintenance activities; and
 - e. Any technical information that may be applicable to ensure the proper functionality of the controls.
- iii. A completed and signed Annual Maintenance Verification Report (i.e., Exhibit D of the County's "Covenant for Maintenance of Post Construction Stormwater Management Control System" template, available at [https://www.onestoppermits.vcrma.org/departments/stormwater program](https://www.onestoppermits.vcrma.org/departments/stormwater%20program)).

Timing: The above listed items (i and ii) shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for construction. In addition, the Annual Maintenance Verification Report (iii) shall be submitted to the CSP annually, prior to September 15th, each year after approval of the PD permit.

Monitoring and Reporting: CSP staff will review the submitted materials for consistency with the Permit and TGM. Maintenance Plan shall be kept on site for periodic review by CSP staff.

28. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff, in accordance with Part 4.F., "Development Construction Program", of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F., "Development Construction Program", of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

Documentation: The Permittee shall submit a completed and signed SW 1 form (Best Management Practices for Construction of less than One Acre) to the Public Works Agency County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

Timing: The above listed item shall be submitted to the CSP for review and approval prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction to ensure effective installation of the required BMPs.

OTHER VENTURA COUNTY AGENCIES' CONDITIONS

Ventura County Fire Protection District (VCFPD)

29. Fire Code Permits

Purpose: To comply with the requirements of the Ventura County Fire Code.

Requirement: The Permittee shall obtain all applicable Fire Code permits.

Documentation: A signed copy of the Fire Code permit(s).

Timing: The Permittee shall submit a Fire Code permit application along with required documentation/plans to the VCFPD for approval before final occupancy of any future structure, installation and/or use of any item/system requiring a Fire Code permit.

Monitoring and Reporting: A copy of the approved Fire Code permits shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the requirements of the Fire Code permit are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the conditions of the Fire Code permit for the life of the development.

30. Access Road Widths, Industrial

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide a minimum paved access road width of 40 feet. Parking is permitted on each side of the road. The Permittee shall provide a minimum paved width of 25 feet for all on-site driveways. Parking is allowed on both sides of a 40-foot-wide road. Parking is prohibited on the required width of any driveway less than 36 feet in width.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit an access plan to the VCFPD for approval prior to issuance of a Zoning Clearance for construction. All required access shall be installed prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the development.

31. Access Driveways Design, Contractor Storage Yards

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide drive aisles having a minimum clear width of 25 feet.

- i. Without buildings in the yards, installation shall comply with:
 - a. Main access road into the site shall be asphalt or concrete or approved all-weather surface

- b. Remainder of drive aisles to each storage yard shall meet residential standards or beyond and be engineered to support additional expected loads based upon use of the yards
 - c. No requirements within each storage yard when access from all points within the yard are located within 250 feet of an approved surface drive aisle. Larger yards may need additional alternate surface access within the yard
 - d. Hazardous operations and hazardous material storage may require full paved access
- ii. With buildings in the yards, installation shall comply with full paved access to within 150 feet of all portions of the exterior walls of each building.

Documentation: A stamped copy of the approved access plan.

Timing: The access plan shall be approved prior approval prior to issuance of a Zoning Clearance for construction. All required access shall be installed prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: A copy of the approved access plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that the access is installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the access for the life of the project.

32. Turnarounds

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Ordinance.

Requirement: The Permittee shall provide an approved turnaround area for fire apparatus where dead-end Fire Department access roads / driveways exceed 150 feet. Required turnaround areas shall be designed such:

- i. Does not exceed a 5% cross-slope in any direction.
- ii. Located within 150 feet of the end of the access road / driveway
- iii. Posted as fire lanes in accordance with Ventura County Fire Protection District Standards.
- iv. Kept free of obstructions at all times.

Documentation: A stamped copy of the approved access plan.

Timing: The Permittee shall submit access plans to the VCFPD for approval before issuance of a Zoning Clearance for construction. The plans shall indicate all access road/driveway locations and proposed turnaround location and design. All required turnarounds shall be installed prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: A copy of the approved access plans shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection ensure that turnaround areas are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the turnaround areas for the life of the development.

33. Access Road Gates

Purpose: To ensure that adequate fire department access is provided in conformance with current California State Law and Ventura County Fire Protection District Standards.

Requirement: The Permittee shall design and install all gates along required fire access roads/driveways consistent with Fire Protection District Standards.

Documentation: A stamped copy of the approved gate plans.

Timing: The Permittee shall submit gate plans to the VCFPD for approval before the installation of any access gates. The submittal shall include a copy of zoning clearance issued by the Planning Department.

Monitoring and Reporting: A copy of the approved gate plan shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that access gates are installed according to the approved plans. Unless a modification is approved by the VCFPD, the Permittee, and their successors in interest, shall maintain the gates for the life of the development.

34. Address Numbers (Commercial, Industrial, Multi-Family Buildings)

Purpose: To ensure proper premise identification to expedite emergency response.

Requirement: The Permittee shall install a minimum of 10-inch address numbers that are a contrasting color to the background and readily visible at night. Brass or gold-plated numbers shall not be used. Where structures are setback more than 150 feet from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches in height and shall be posted at the front and rear entrance

to each unit. Additional address directional signs may be required at common building entrances and stairways.

Documentation: A stamped copy of an approved addressing plan or a signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction".

Timing: The Permittee shall install address numbers prior to issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: A copy of the approved addressing plan and/or signed copy of the Ventura County Fire Protection District's Form #126 "Requirements for Construction" shall be kept on file with the VCFPD. The VCFPD shall conduct a final inspection to ensure that all structures are addressed according to the approved plans/form.

Ventura County Air Pollution Control District (VCAPCD)

35. Complaint driven for discharge of air pollutants (dust, odors, etc.)

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

Requirement: Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

- i. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: No documentation is required for the purposes of this condition.

Timing: Throughout the life of the permit.

Monitoring and Reporting: Monitoring and enforcement is enforceable by APCD on a complaint-driven basis.

Department of Agriculture/Weights and Measures

36. Point of Contact

Purpose: In order to prevent the entry of service technicians or other facility personnel to the permitted site during a pesticide application or the Restricted Entry Interval of an

application, the Permittee must designate a point of contact and post the contact information on or at the facility.

Requirement: The Permittee shall designate a point of contact for agricultural operators to inform the relevant person(s) of pesticide applications near the facility and the Restricted Entry Intervals of said applications. The Permittee shall post on or at the facility the contact information of the designated point of contact. The posting must:

- i. Be visible and readable from at least as far as the property boundary,
- ii. Be written in both English and Spanish,
- iii. Include language equivalent to “To inform service technicians of pesticide applications and Restricted Entry Intervals, please contact...”, and
- iv. Have current, accurate contact information for a point of contact that responds to contact from agricultural operators in a timely fashion during normal business hours.

Documentation: The Permittee shall provide a copy and picture of the posted sign and all relevant information to the Ventura County Department of Agriculture/Weights & Measures (AWM) for review and approval.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall receive approval from the Planning Division and post the required information on site. This information must be updated and maintained for the life of the permit.

Monitoring and Reporting: AWM shall report any failure to comply with this condition to the Planning Division.

OTHER CONDITIONS

37. Notice of Dam Inundation Hazard for Land Use Development

Purpose: To comply with the 2040 Ventura County General Plan Policy HAZ-2.6 to inform existing and future owners of the subject property that the site, in whole or in part, is currently mapped by California Department of Water Resources (DWR) as being within a dam failure inundation area and subject to potential flooding hazard (<https://fmds.water.ca.gov/maps/damim/>).

Requirement: The Permittee shall, with the assistance of the Ventura County Resource Management Agency (RMA) Planning Division, record a Notice of Dam Inundation Hazard with the County Recorder.

Documentation: A Notice of Dam Inundation Hazard will be prepared by the Planning Division and provided to the Permittee. The Permittee shall record the Notice with the County Recorder.

Timing: The Notice of Dam Inundation Hazard shall be recorded with the County Recorder prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Notice of Dam Inundation Hazard shall be maintained in the files of the County Recorder and a copy shall be provided to the Planning Division by the Permittee and maintained in the case file.